

# CHICAGO

## NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED APRIL 16, 2021



Area Name	Page	Sub-Neighborhoods	South Loop		
Area Name	Page	Sub-Neighborhoods	Area Name	Page	Sub-Neighborhoods
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Beverly	5	Beverly	Near West Side	26	Columbus Circle Greektown Little Italy Medical Center Near West Side Fulton River District University Village Tri-Taylor
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Chatham	7		North Park	28	North Park
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Hyde Park	15	Hyde Park	West Ridge	36	West Ridge
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Lincoln Square	21	Lincoln Square Bowmanville Ravenswood Ravenswood Gardens			
Logan Square	22	Logan Square Bucktown Palmer Square			
Loop	23	The Loop New Eastside Printer's Row			

# Albany Park

Local Market Update / March 2021

**+ 8.3%**

**- 20.7%**

**- 28.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	25	18	- 28.0%	283	196	- 30.7%
Under Contract (includes Contingent and Pending)	9	12	+ 33.3%	139	147	+ 5.8%
Closed Sales	17	9	- 47.1%	137	148	+ 8.0%
Median Sales Price*	\$409,900	<b>\$520,000</b>	+ 26.9%	\$400,000	<b>\$490,000</b>	+ 22.5%
Average Sales Price*	\$412,729	<b>\$502,722</b>	+ 21.8%	\$443,495	<b>\$498,772</b>	+ 12.5%
Percent of Original List Price Received*	97.7%	<b>100.9%</b>	+ 3.3%	97.1%	<b>98.4%</b>	+ 1.3%
Average Market Time	117	29	- 75.2%	73	59	- 19.2%
Inventory of Homes for Sale at Month End	37	12	- 67.6%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	35	47	+ 34.3%	336	354	+ 5.4%
Under Contract (includes Contingent and Pending)	22	30	+ 36.4%	170	194	+ 14.1%
Closed Sales	12	14	+ 16.7%	162	189	+ 16.7%
Median Sales Price*	\$230,950	<b>\$276,000</b>	+ 19.5%	\$200,000	<b>\$211,000</b>	+ 5.5%
Average Sales Price*	\$248,275	<b>\$268,393</b>	+ 8.1%	\$228,851	<b>\$227,898</b>	- 0.4%
Percent of Original List Price Received*	98.0%	<b>100.2%</b>	+ 2.2%	96.8%	<b>97.7%</b>	+ 0.9%
Average Market Time	49	46	- 6.1%	57	53	- 7.0%
Inventory of Homes for Sale at Month End	33	38	+ 15.2%	--	--	--

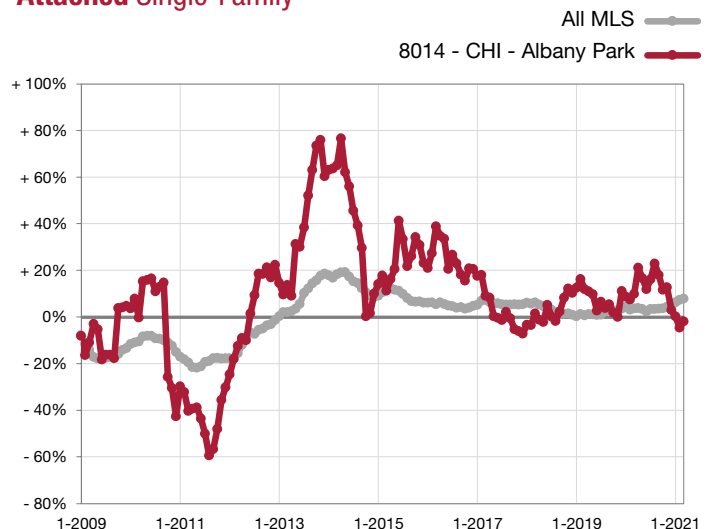
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Avondale

Local Market Update / March 2021

**+ 54.5%**

**+ 40.9%**

**- 15.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	18	10	- 44.4%	170	168	- 1.2%
Under Contract (includes Contingent and Pending)	10	8	- 20.0%	100	119	+ 19.0%
Closed Sales	8	12	+ 50.0%	99	118	+ 19.2%
Median Sales Price*	\$563,500	<b>\$487,525</b>	- 13.5%	\$499,000	<b>\$580,000</b>	+ 16.2%
Average Sales Price*	\$547,250	<b>\$518,338</b>	- 5.3%	\$509,104	<b>\$572,689</b>	+ 12.5%
Percent of Original List Price Received*	98.1%	<b>95.4%</b>	- 2.8%	97.2%	<b>99.3%</b>	+ 2.2%
Average Market Time	86	102	+ 18.6%	61	51	- 16.4%
Inventory of Homes for Sale at Month End	21	7	- 66.7%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	15	41	+ 173.3%	334	365	+ 9.3%
Under Contract (includes Contingent and Pending)	11	30	+ 172.7%	161	198	+ 23.0%
Closed Sales	14	19	+ 35.7%	168	172	+ 2.4%
Median Sales Price*	\$362,500	<b>\$465,000</b>	+ 28.3%	\$372,250	<b>\$372,500</b>	+ 0.1%
Average Sales Price*	\$340,704	<b>\$425,450</b>	+ 24.9%	\$377,211	<b>\$371,275</b>	- 1.6%
Percent of Original List Price Received*	98.9%	<b>97.3%</b>	- 1.6%	98.1%	<b>98.8%</b>	+ 0.7%
Average Market Time	55	64	+ 16.4%	55	42	- 23.6%
Inventory of Homes for Sale at Month End	17	25	+ 47.1%	--	--	--

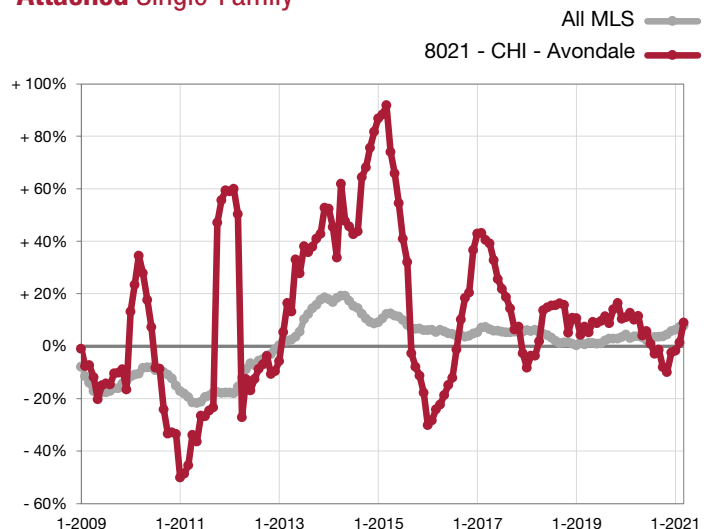
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Beverly

Local Market Update / March 2021

**+ 40.7%**

Change in  
New Listings  
All Properties

**+ 29.4%**

Change in  
Closed Sales  
All Properties

**- 51.4%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	26	36	+ 38.5%	428	360	- 15.9%
Under Contract (includes Contingent and Pending)	19	22	+ 15.8%	215	258	+ 20.0%
Closed Sales	16	17	+ 6.3%	228	246	+ 7.9%
Median Sales Price*	\$340,000	\$325,000	- 4.4%	\$315,000	\$345,000	+ 9.5%
Average Sales Price*	\$327,094	\$330,012	+ 0.9%	\$331,895	\$364,915	+ 9.9%
Percent of Original List Price Received*	95.7%	100.5%	+ 5.0%	97.3%	97.1%	- 0.2%
Average Market Time	73	96	+ 31.5%	81	106	+ 30.9%
Inventory of Homes for Sale at Month End	66	30	- 54.5%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	1	2	+ 100.0%	23	24	+ 4.3%
Under Contract (includes Contingent and Pending)	1	3	+ 200.0%	10	17	+ 70.0%
Closed Sales	1	5	+ 400.0%	9	16	+ 77.8%
Median Sales Price*	\$315,000	\$190,000	- 39.7%	\$119,900	\$157,950	+ 31.7%
Average Sales Price*	\$315,000	\$199,240	- 36.7%	\$140,744	\$172,813	+ 22.8%
Percent of Original List Price Received*	98.5%	99.1%	+ 0.6%	97.0%	97.0%	0.0%
Average Market Time	1	36	+ 3,500.0%	101	128	+ 26.7%
Inventory of Homes for Sale at Month End	6	5	- 16.7%	--	--	--

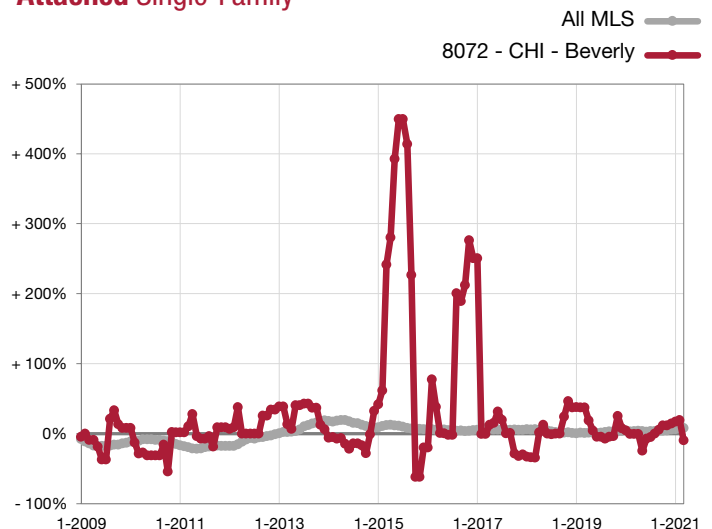
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Bridgeport

Local Market Update / March 2021

**+ 40.0%**

**+ 61.5%**

**- 34.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	14	18	+ 28.6%	212	203	- 4.2%
Under Contract (includes Contingent and Pending)	7	14	+ 100.0%	98	129	+ 31.6%
Closed Sales	7	12	+ 71.4%	96	118	+ 22.9%
Median Sales Price*	\$480,000	<b>\$466,500</b>	- 2.8%	\$486,500	<b>\$477,500</b>	- 1.8%
Average Sales Price*	\$496,714	<b>\$469,000</b>	- 5.6%	\$488,761	<b>\$488,661</b>	- 0.0%
Percent of Original List Price Received*	97.1%	<b>95.6%</b>	- 1.5%	96.3%	<b>97.1%</b>	+ 0.8%
Average Market Time	88	<b>56</b>	- 36.4%	63	<b>63</b>	0.0%
Inventory of Homes for Sale at Month End	31	<b>15</b>	- 51.6%	--	--	--

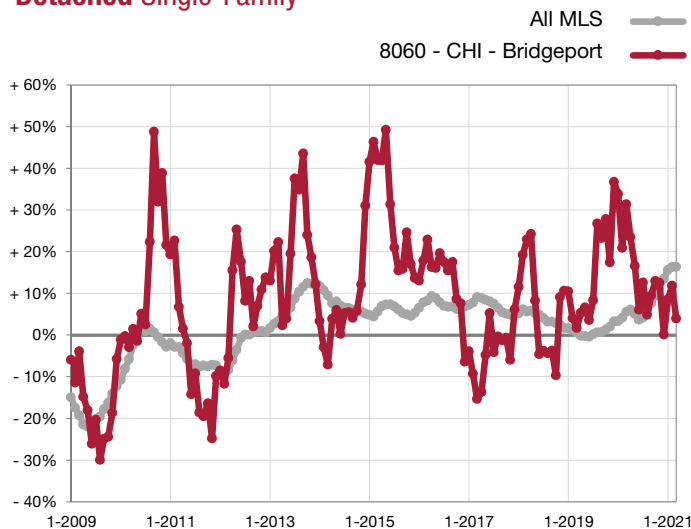
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	6	10	+ 66.7%	112	112	0.0%
Under Contract (includes Contingent and Pending)	0	7	--	64	71	+ 10.9%
Closed Sales	6	9	+ 50.0%	64	58	- 9.4%
Median Sales Price*	\$219,450	<b>\$305,000</b>	+ 39.0%	\$310,000	<b>\$291,483</b>	- 6.0%
Average Sales Price*	\$284,817	<b>\$322,878</b>	+ 13.4%	\$322,080	<b>\$325,507</b>	+ 1.1%
Percent of Original List Price Received*	97.4%	<b>96.4%</b>	- 1.0%	96.9%	<b>97.3%</b>	+ 0.4%
Average Market Time	123	<b>111</b>	- 9.8%	75	<b>60</b>	- 20.0%
Inventory of Homes for Sale at Month End	15	<b>15</b>	0.0%	--	--	--

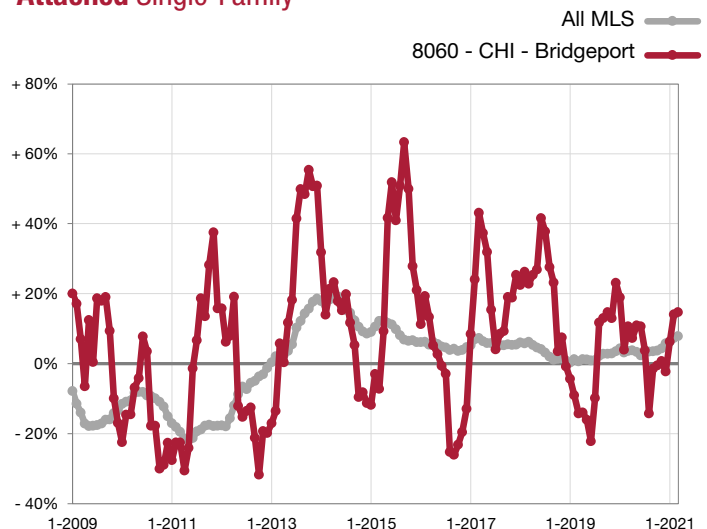
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Chatham

Local Market Update / March 2021

**- 13.3%**

**+ 29.4%**

**- 58.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	28	21	- 25.0%	385	258	- 33.0%
Under Contract (includes Contingent and Pending)	18	24	+ 33.3%	198	201	+ 1.5%
Closed Sales	14	21	+ 50.0%	202	195	- 3.5%
Median Sales Price*	\$179,750	<b>\$225,000</b>	+ 25.2%	\$147,000	<b>\$185,000</b>	+ 25.9%
Average Sales Price*	\$147,279	<b>\$210,434</b>	+ 42.9%	\$141,393	<b>\$177,714</b>	+ 25.7%
Percent of Original List Price Received*	93.2%	<b>104.5%</b>	+ 12.1%	95.6%	<b>96.5%</b>	+ 0.9%
Average Market Time	118	94	- 20.3%	75	91	+ 21.3%
Inventory of Homes for Sale at Month End	69	23	- 66.7%	--	--	--

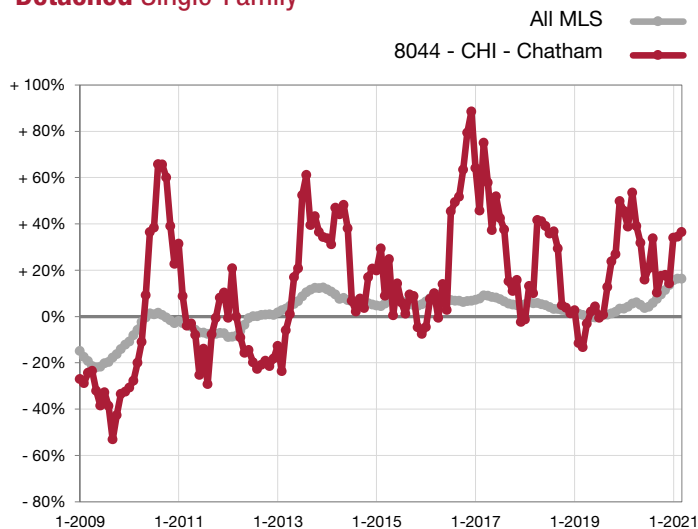
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	2	5	+ 150.0%	39	57	+ 46.2%
Under Contract (includes Contingent and Pending)	1	5	+ 400.0%	21	31	+ 47.6%
Closed Sales	3	1	- 66.7%	20	25	+ 25.0%
Median Sales Price*	\$32,000	<b>\$280,000</b>	+ 775.0%	\$39,000	<b>\$45,000</b>	+ 15.4%
Average Sales Price*	\$39,333	<b>\$280,000</b>	+ 611.9%	\$44,200	<b>\$88,780</b>	+ 100.9%
Percent of Original List Price Received*	82.8%	<b>100.0%</b>	+ 20.8%	92.3%	<b>87.2%</b>	- 5.5%
Average Market Time	327	138	- 57.8%	112	111	- 0.9%
Inventory of Homes for Sale at Month End	12	11	- 8.3%	--	--	--

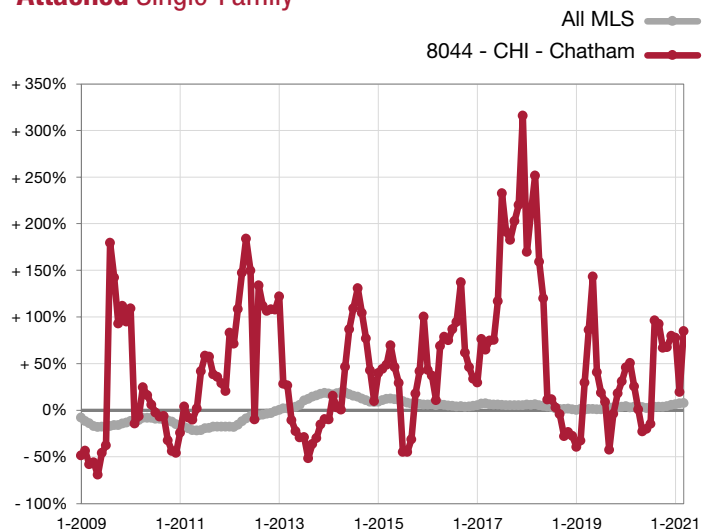
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edgewater

Local Market Update / March 2021

**+ 38.6%**

Change in  
New Listings  
All Properties

**+ 48.5%**

Change in  
Closed Sales  
All Properties

**- 15.3%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	19	5	- 73.7%	205	121	- 41.0%
Under Contract (includes Contingent and Pending)	2	9	+ 350.0%	65	82	+ 26.2%
Closed Sales	11	6	- 45.5%	67	75	+ 11.9%
Median Sales Price*	\$632,500	<b>\$850,000</b>	+ 34.4%	\$680,000	<b>\$755,000</b>	+ 11.0%
Average Sales Price*	\$697,627	<b>\$885,167</b>	+ 26.9%	\$753,957	<b>\$823,833</b>	+ 9.3%
Percent of Original List Price Received*	96.9%	<b>97.7%</b>	+ 0.8%	95.7%	<b>96.4%</b>	+ 0.7%
Average Market Time	108	<b>91</b>	- 15.7%	94	<b>90</b>	- 4.3%
Inventory of Homes for Sale at Month End	30	<b>8</b>	- 73.3%	--	--	--

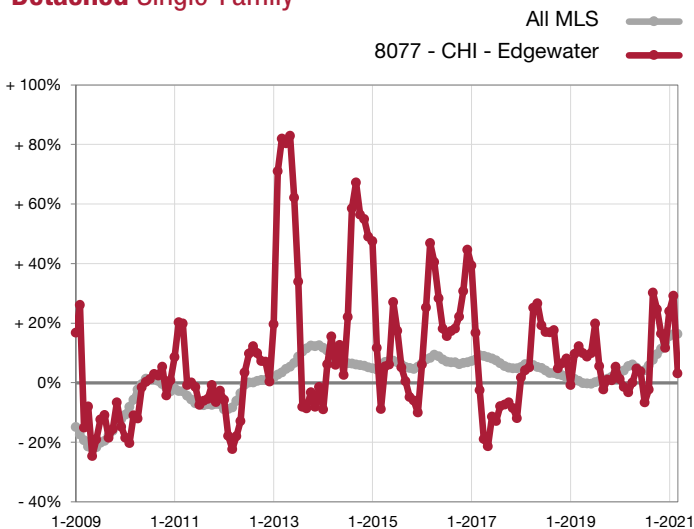
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	95	153	+ 61.1%	1,342	1,474	+ 9.8%
Under Contract (includes Contingent and Pending)	56	106	+ 89.3%	693	827	+ 19.3%
Closed Sales	55	92	+ 67.3%	705	772	+ 9.5%
Median Sales Price*	\$249,900	<b>\$237,775</b>	- 4.9%	\$213,500	<b>\$250,000</b>	+ 17.1%
Average Sales Price*	\$267,215	<b>\$269,013</b>	+ 0.7%	\$240,308	<b>\$279,982</b>	+ 16.5%
Percent of Original List Price Received*	95.3%	<b>95.4%</b>	+ 0.1%	95.6%	<b>96.0%</b>	+ 0.4%
Average Market Time	91	<b>91</b>	0.0%	67	<b>75</b>	+ 11.9%
Inventory of Homes for Sale at Month End	212	197	- 7.1%	--	--	--

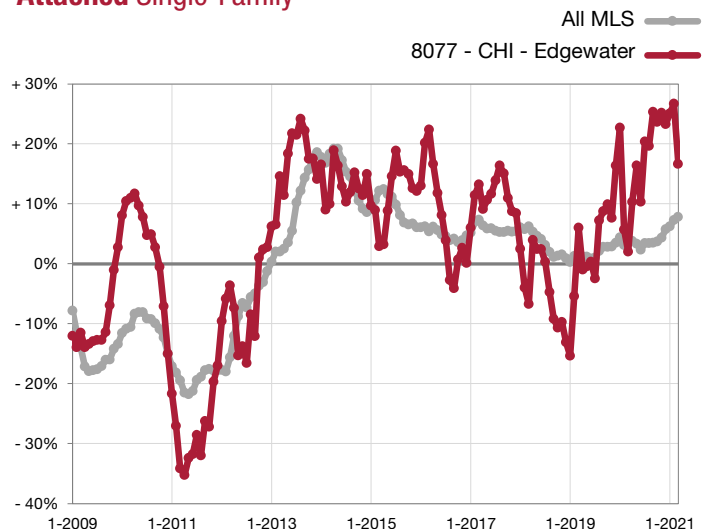
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Edison Park

Local Market Update / March 2021

**+ 23.5%**

Change in  
New Listings  
All Properties

**+ 12.5%**

Change in  
Closed Sales  
All Properties

**- 39.5%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	26	35	+ 34.6%	316	278	- 12.0%
Under Contract (includes Contingent and Pending)	13	27	+ 107.7%	125	165	+ 32.0%
Closed Sales	10	12	+ 20.0%	126	145	+ 15.1%
Median Sales Price*	\$376,500	<b>\$385,000</b>	+ 2.3%	\$392,500	<b>\$395,000</b>	+ 0.6%
Average Sales Price*	\$380,200	<b>\$433,817</b>	+ 14.1%	\$448,526	<b>\$441,365</b>	- 1.6%
Percent of Original List Price Received*	92.5%	<b>99.1%</b>	+ 7.1%	94.8%	<b>97.7%</b>	+ 3.1%
Average Market Time	108	30	- 72.2%	77	57	- 26.0%
Inventory of Homes for Sale at Month End	29	19	- 34.5%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	8	7	- 12.5%	92	94	+ 2.2%
Under Contract (includes Contingent and Pending)	4	4	0.0%	58	67	+ 15.5%
Closed Sales	6	6	0.0%	63	68	+ 7.9%
Median Sales Price*	\$161,500	<b>\$167,000</b>	+ 3.4%	\$163,000	<b>\$169,500</b>	+ 4.0%
Average Sales Price*	\$170,000	<b>\$160,917</b>	- 5.3%	\$165,970	<b>\$169,244</b>	+ 2.0%
Percent of Original List Price Received*	98.5%	<b>98.2%</b>	- 0.3%	95.7%	<b>95.7%</b>	0.0%
Average Market Time	75	14	- 81.3%	65	78	+ 20.0%
Inventory of Homes for Sale at Month End	14	7	- 50.0%	--	--	--

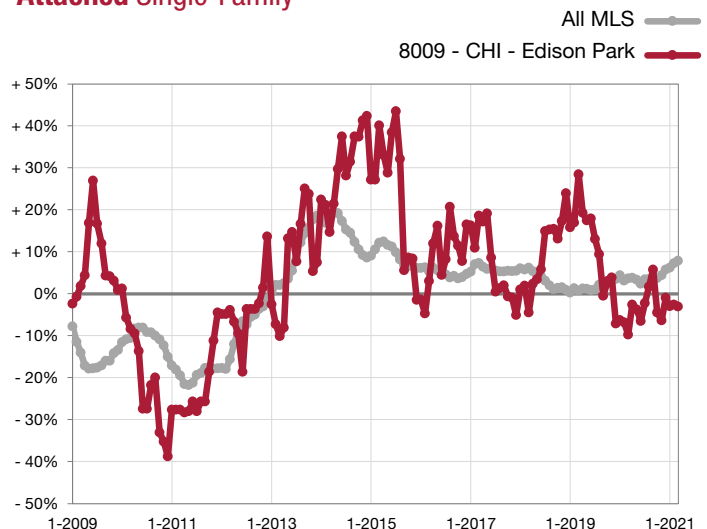
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



# Forest Glen

Local Market Update / March 2021

- 9.3%

+ 50.0%

- 56.9%

Change in  
New Listings  
All Properties

Change in  
Closed Sales  
All Properties

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	43	34	- 20.9%	450	407	- 9.6%
Under Contract (includes Contingent and Pending)	28	27	- 3.6%	210	257	+ 22.4%
Closed Sales	15	23	+ 53.3%	212	260	+ 22.6%
Median Sales Price*	\$400,000	\$450,000	+ 12.5%	\$472,500	\$480,000	+ 1.6%
Average Sales Price*	\$494,667	\$595,348	+ 20.4%	\$493,548	\$530,374	+ 7.5%
Percent of Original List Price Received*	92.6%	96.3%	+ 4.0%	95.1%	96.7%	+ 1.7%
Average Market Time	107	122	+ 14.0%	95	85	- 10.5%
Inventory of Homes for Sale at Month End	54	24	- 55.6%	--	--	--

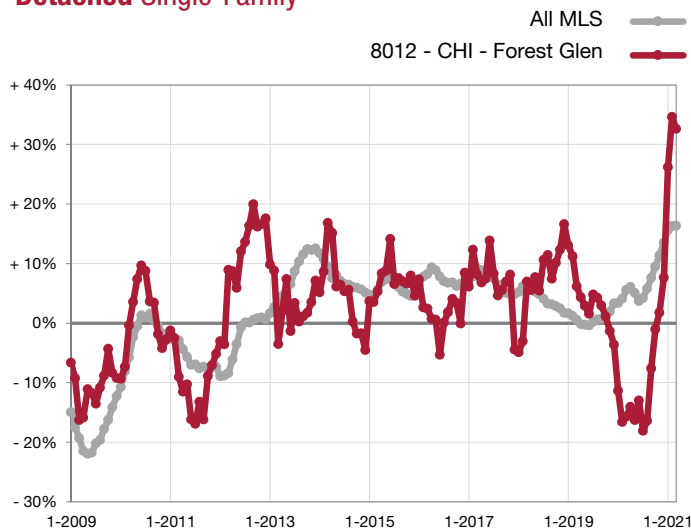
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	0	5	--	36	34	- 5.6%
Under Contract (includes Contingent and Pending)	0	4	--	18	20	+ 11.1%
Closed Sales	1	1	0.0%	20	15	- 25.0%
Median Sales Price*	\$230,000	\$295,000	+ 28.3%	\$307,500	\$307,500	0.0%
Average Sales Price*	\$230,000	\$295,000	+ 28.3%	\$321,725	\$321,371	- 0.1%
Percent of Original List Price Received*	92.1%	98.4%	+ 6.8%	96.4%	96.6%	+ 0.2%
Average Market Time	91	174	+ 91.2%	55	62	+ 12.7%
Inventory of Homes for Sale at Month End	4	1	- 75.0%	--	--	--

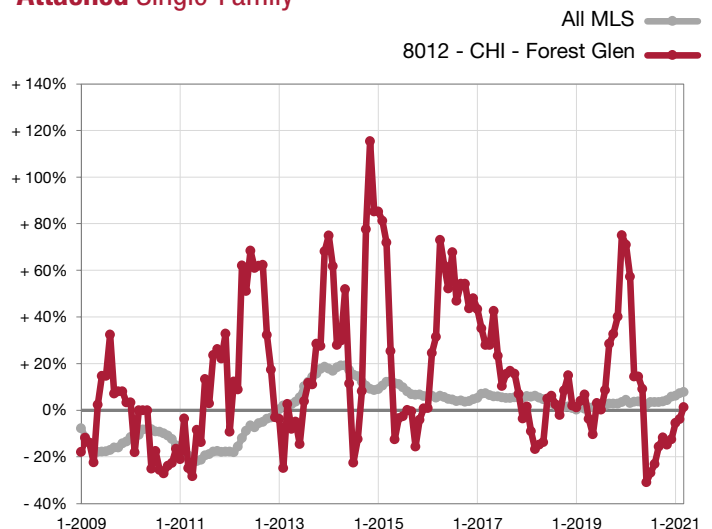
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Grand Boulevard

Local Market Update / March 2021

**- 27.1%**

**- 10.5%**

**- 30.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	24	8	- 66.7%	201	164	- 18.4%
Under Contract (includes Contingent and Pending)	9	7	- 22.2%	92	91	- 1.1%
Closed Sales	7	5	- 28.6%	84	86	+ 2.4%
Median Sales Price*	\$575,000	<b>\$625,000</b>	+ 8.7%	\$513,000	<b>\$561,500</b>	+ 9.5%
Average Sales Price*	\$543,000	<b>\$624,558</b>	+ 15.0%	\$508,761	<b>\$534,621</b>	+ 5.1%
Percent of Original List Price Received*	113.3%	<b>97.7%</b>	- 13.8%	97.4%	<b>97.8%</b>	+ 0.4%
Average Market Time	40	<b>42</b>	+ 5.0%	109	<b>91</b>	- 16.5%
Inventory of Homes for Sale at Month End	38	<b>16</b>	- 57.9%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	35	35	0.0%	369	354	- 4.1%
Under Contract (includes Contingent and Pending)	9	22	+ 144.4%	161	153	- 5.0%
Closed Sales	12	12	0.0%	176	133	- 24.4%
Median Sales Price*	\$243,550	<b>\$234,500</b>	- 3.7%	\$224,000	<b>\$237,500</b>	+ 6.0%
Average Sales Price*	\$275,755	<b>\$251,113</b>	- 8.9%	\$234,188	<b>\$255,733</b>	+ 9.2%
Percent of Original List Price Received*	97.7%	<b>96.7%</b>	- 1.0%	95.7%	<b>95.5%</b>	- 0.2%
Average Market Time	84	<b>262</b>	+ 211.9%	87	<b>106</b>	+ 21.8%
Inventory of Homes for Sale at Month End	66	<b>56</b>	- 15.2%	--	--	--

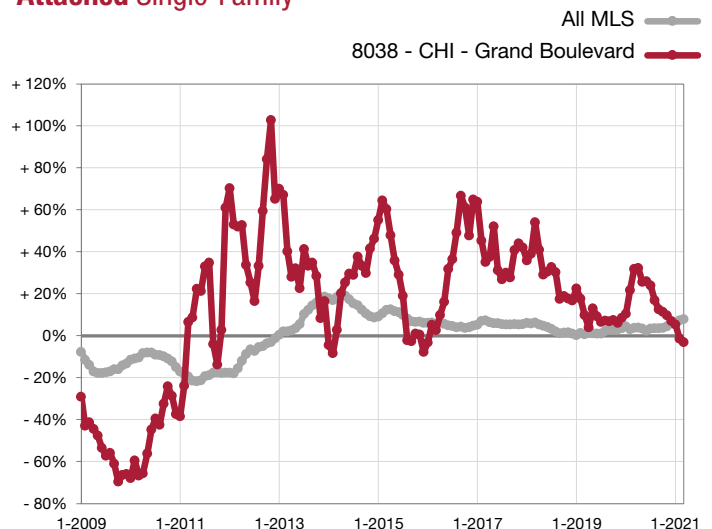
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Greater Grand Crossing

Local Market Update / March 2021

**- 41.4%**

**0.0%**

**- 55.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	25	17	- 32.0%	324	290	- 10.5%
Under Contract (includes Contingent and Pending)	7	14	+ 100.0%	143	181	+ 26.6%
Closed Sales	10	10	0.0%	147	169	+ 15.0%
Median Sales Price*	\$80,500	<b>\$211,500</b>	+ 162.7%	\$75,000	<b>\$150,000</b>	+ 100.0%
Average Sales Price*	\$109,958	<b>\$192,401</b>	+ 75.0%	\$109,303	<b>\$150,128</b>	+ 37.4%
Percent of Original List Price Received*	87.4%	<b>94.9%</b>	+ 8.6%	92.1%	<b>93.8%</b>	+ 1.8%
Average Market Time	81	90	+ 11.1%	103	104	+ 1.0%
Inventory of Homes for Sale at Month End	76	36	- 52.6%	--	--	--

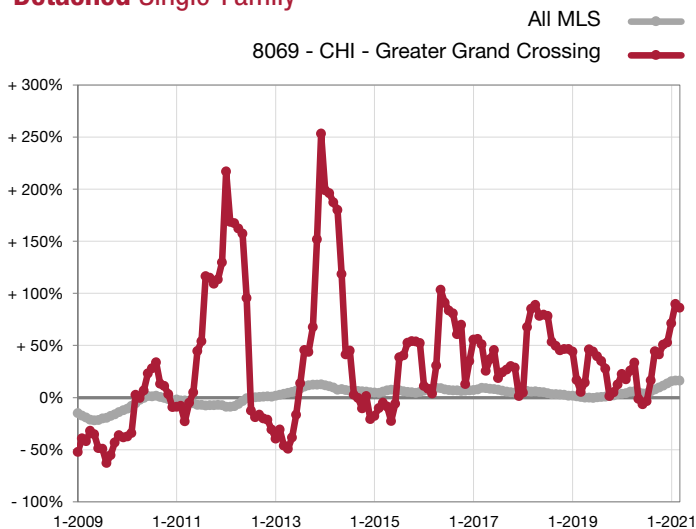
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	4	0	- 100.0%	14	4	- 71.4%
Under Contract (includes Contingent and Pending)	0	0	--	4	5	+ 25.0%
Closed Sales	0	0	--	5	4	- 20.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$46,000	<b>\$45,500</b>	- 1.1%
Average Sales Price*	\$0	<b>\$0</b>	--	\$48,400	<b>\$66,250</b>	+ 36.9%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	77.1%	<b>82.7%</b>	+ 7.3%
Average Market Time	0	0	--	54	42	- 22.2%
Inventory of Homes for Sale at Month End	4	0	- 100.0%	--	--	--

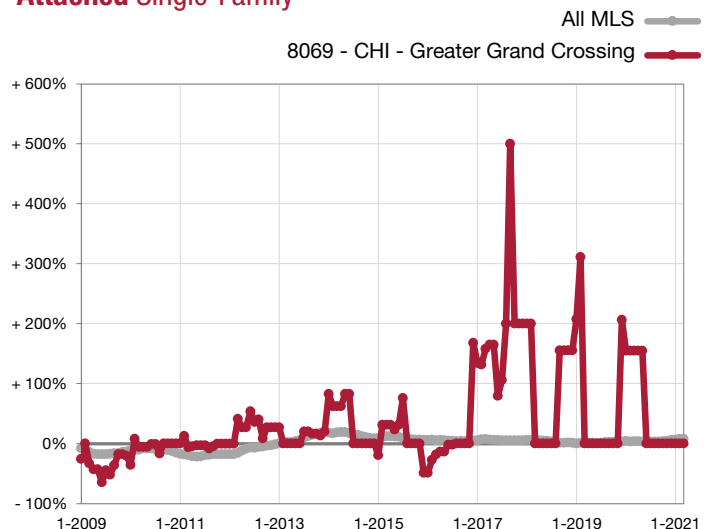
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Hegewisch

Local Market Update / March 2021

**- 14.3%**

**- 60.0%**

**- 81.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	7	6	- 14.3%	119	97	- 18.5%
Under Contract (includes Contingent and Pending)	3	8	+ 166.7%	88	81	- 8.0%
Closed Sales	5	2	- 60.0%	93	71	- 23.7%
Median Sales Price*	\$123,000	<b>\$224,750</b>	+ 82.7%	\$145,000	<b>\$164,000</b>	+ 13.1%
Average Sales Price*	\$122,480	<b>\$224,750</b>	+ 83.5%	\$143,141	<b>\$170,731</b>	+ 19.3%
Percent of Original List Price Received*	89.5%	<b>105.1%</b>	+ 17.4%	92.8%	<b>97.1%</b>	+ 4.6%
Average Market Time	129	<b>40</b>	- 69.0%	77	<b>58</b>	- 24.7%
Inventory of Homes for Sale at Month End	16	<b>3</b>	- 81.3%	--	--	--

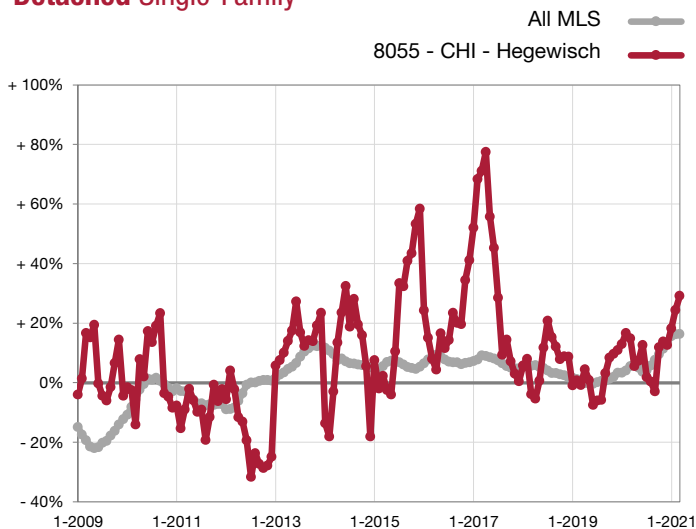
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	0	0	--	0	1	--
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

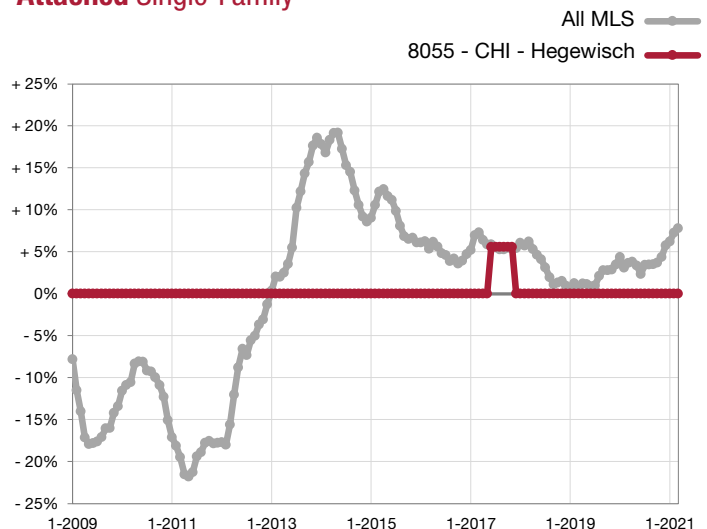
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Humboldt Park

Local Market Update / March 2021

**+ 23.1%**

Change in  
New Listings  
All Properties

**+ 12.5%**

Change in  
Closed Sales  
All Properties

**- 29.3%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	24	25	+ 4.2%	331	302	- 8.8%
Under Contract (includes Contingent and Pending)	12	14	+ 16.7%	138	179	+ 29.7%
Closed Sales	12	14	+ 16.7%	137	173	+ 26.3%
Median Sales Price*	\$184,750	<b>\$329,200</b>	+ 78.2%	\$250,000	<b>\$281,000</b>	+ 12.4%
Average Sales Price*	\$211,083	<b>\$367,129</b>	+ 73.9%	\$300,619	<b>\$332,767</b>	+ 10.7%
Percent of Original List Price Received*	91.2%	<b>99.3%</b>	+ 8.9%	95.9%	<b>98.0%</b>	+ 2.2%
Average Market Time	101	42	- 58.4%	59	68	+ 15.3%
Inventory of Homes for Sale at Month End	47	34	- 27.7%	--	--	--

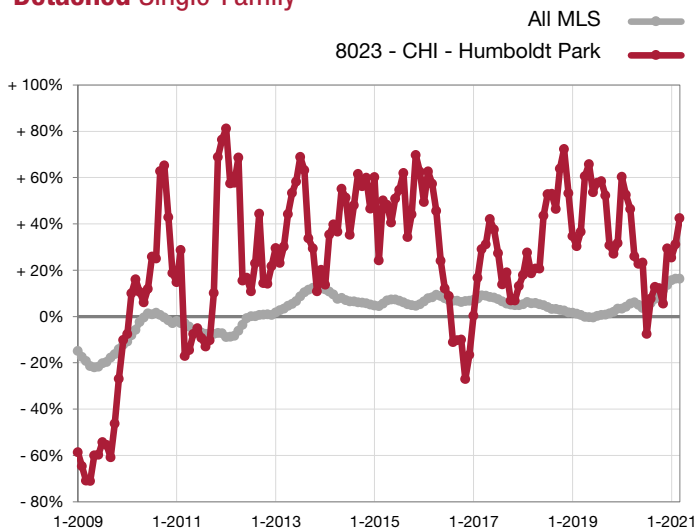
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	2	7	+ 250.0%	88	110	+ 25.0%
Under Contract (includes Contingent and Pending)	2	11	+ 450.0%	29	56	+ 93.1%
Closed Sales	4	4	0.0%	30	41	+ 36.7%
Median Sales Price*	\$281,000	<b>\$272,500</b>	- 3.0%	\$267,500	<b>\$362,500</b>	+ 35.5%
Average Sales Price*	\$279,500	<b>\$280,750</b>	+ 0.4%	\$251,862	<b>\$325,669</b>	+ 29.3%
Percent of Original List Price Received*	97.9%	<b>96.3%</b>	- 1.6%	95.3%	<b>93.3%</b>	- 2.1%
Average Market Time	113	117	+ 3.5%	76	84	+ 10.5%
Inventory of Homes for Sale at Month End	11	7	- 36.4%	--	--	--

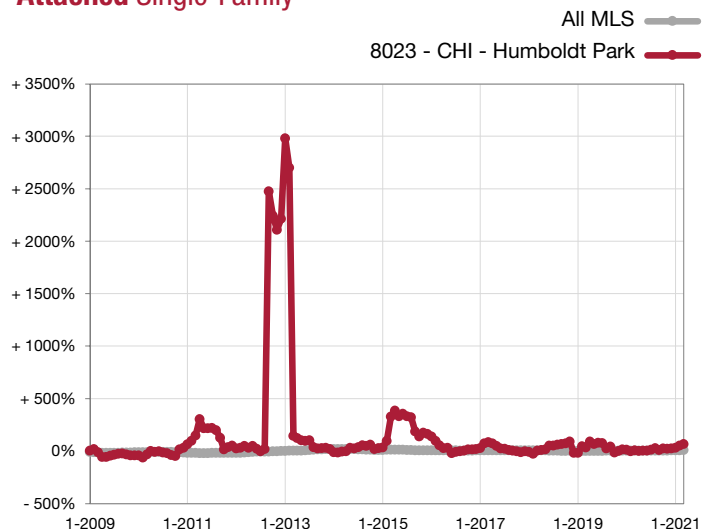
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Hyde Park

Local Market Update / March 2021

**- 14.6%**

**+ 93.3%**

**- 35.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	3	5	+ 66.7%	58	35	- 39.7%
Under Contract (includes Contingent and Pending)	5	1	- 80.0%	30	22	- 26.7%
Closed Sales	3	1	- 66.7%	26	26	0.0%
Median Sales Price*	\$615,000	<b>\$360,000</b>	- 41.5%	\$773,000	<b>\$1,000,000</b>	+ 29.4%
Average Sales Price*	\$598,333	<b>\$360,000</b>	- 39.8%	\$813,673	<b>\$991,238</b>	+ 21.8%
Percent of Original List Price Received*	94.5%	<b>90.0%</b>	- 4.8%	93.2%	<b>91.2%</b>	- 2.1%
Average Market Time	353	<b>22</b>	- 93.8%	138	<b>107</b>	- 22.5%
Inventory of Homes for Sale at Month End	8	<b>9</b>	+ 12.5%	--	--	--

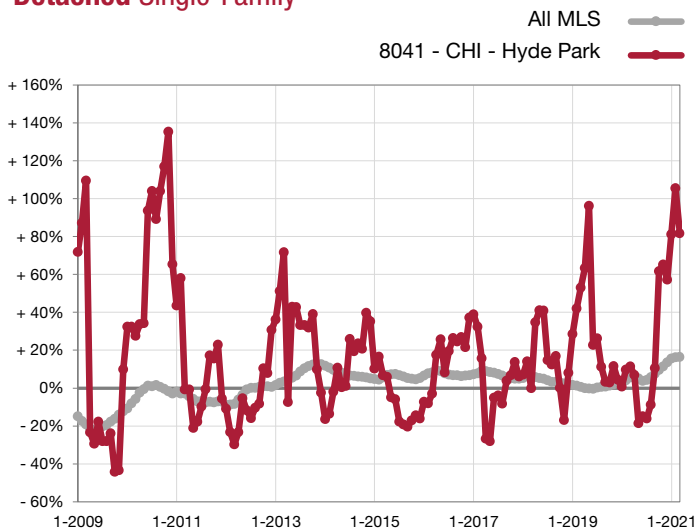
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	38	30	- 21.1%	461	415	- 10.0%
Under Contract (includes Contingent and Pending)	22	35	+ 59.1%	273	274	+ 0.4%
Closed Sales	12	28	+ 133.3%	277	260	- 6.1%
Median Sales Price*	\$159,000	<b>\$164,700</b>	+ 3.6%	\$190,000	<b>\$200,000</b>	+ 5.3%
Average Sales Price*	\$212,500	<b>\$223,243</b>	+ 5.1%	\$242,608	<b>\$244,200</b>	+ 0.7%
Percent of Original List Price Received*	95.4%	<b>95.4%</b>	0.0%	93.3%	<b>95.0%</b>	+ 1.8%
Average Market Time	202	<b>95</b>	- 53.0%	77	<b>76</b>	- 1.3%
Inventory of Homes for Sale at Month End	90	<b>54</b>	- 40.0%	--	--	--

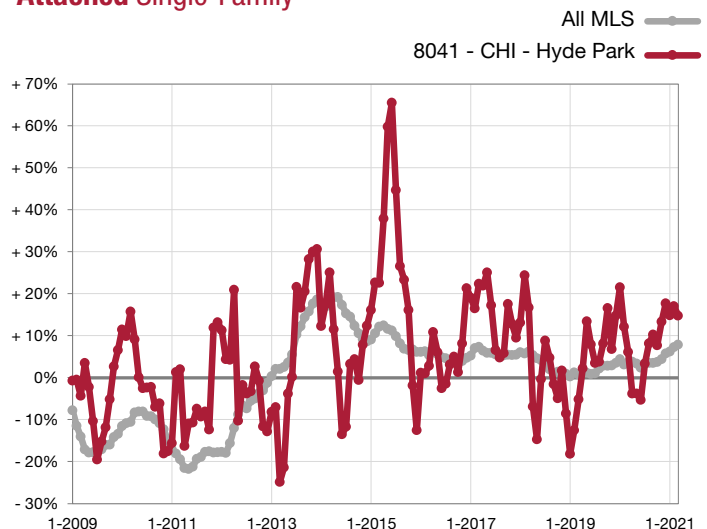
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Irving Park

Local Market Update / March 2021

**+ 50.0%**

**- 7.0%**

**- 38.1%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	36	41	+ 13.9%	525	440	- 16.2%
Under Contract (includes Contingent and Pending)	22	35	+ 59.1%	269	305	+ 13.4%
Closed Sales	27	24	- 11.1%	286	284	- 0.7%
Median Sales Price*	\$555,000	<b>\$656,000</b>	+ 18.2%	\$490,000	<b>\$580,000</b>	+ 18.4%
Average Sales Price*	\$565,904	<b>\$645,683</b>	+ 14.1%	\$530,449	<b>\$598,451</b>	+ 12.8%
Percent of Original List Price Received*	95.7%	<b>100.0%</b>	+ 4.5%	95.6%	<b>97.5%</b>	+ 2.0%
Average Market Time	118	71	- 39.8%	87	67	- 23.0%
Inventory of Homes for Sale at Month End	63	18	- 71.4%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	42	76	+ 81.0%	518	607	+ 17.2%
Under Contract (includes Contingent and Pending)	17	55	+ 223.5%	268	334	+ 24.6%
Closed Sales	30	29	- 3.3%	282	288	+ 2.1%
Median Sales Price*	\$277,500	<b>\$245,000</b>	- 11.7%	\$217,000	<b>\$230,000</b>	+ 6.0%
Average Sales Price*	\$306,870	<b>\$278,348</b>	- 9.3%	\$238,980	<b>\$258,515</b>	+ 8.2%
Percent of Original List Price Received*	98.8%	<b>98.1%</b>	- 0.7%	97.0%	<b>97.4%</b>	+ 0.4%
Average Market Time	57	44	- 22.8%	56	51	- 8.9%
Inventory of Homes for Sale at Month End	55	55	0.0%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Jefferson Park

Local Market Update / March 2021

**- 29.8%**

**+ 15.8%**

**- 62.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	35	23	- 34.3%	423	316	- 25.3%
Under Contract (includes Contingent and Pending)	21	16	- 23.8%	229	245	+ 7.0%
Closed Sales	16	18	+ 12.5%	224	251	+ 12.1%
Median Sales Price*	\$345,000	<b>\$348,500</b>	+ 1.0%	\$332,000	<b>\$350,000</b>	+ 5.4%
Average Sales Price*	\$393,238	<b>\$387,590</b>	- 1.4%	\$348,036	<b>\$374,162</b>	+ 7.5%
Percent of Original List Price Received*	98.6%	<b>101.9%</b>	+ 3.3%	96.7%	<b>97.4%</b>	+ 0.7%
Average Market Time	53	57	+ 7.5%	63	63	0.0%
Inventory of Homes for Sale at Month End	43	12	- 72.1%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	12	10	- 16.7%	119	127	+ 6.7%
Under Contract (includes Contingent and Pending)	7	6	- 14.3%	68	70	+ 2.9%
Closed Sales	3	4	+ 33.3%	66	73	+ 10.6%
Median Sales Price*	\$173,000	<b>\$174,500</b>	+ 0.9%	\$170,000	<b>\$152,000</b>	- 10.6%
Average Sales Price*	\$161,543	<b>\$214,000</b>	+ 32.5%	\$187,462	<b>\$175,001</b>	- 6.6%
Percent of Original List Price Received*	98.4%	<b>96.6%</b>	- 1.8%	99.2%	<b>94.9%</b>	- 4.3%
Average Market Time	125	48	- 61.6%	68	79	+ 16.2%
Inventory of Homes for Sale at Month End	13	9	- 30.8%	--	--	--

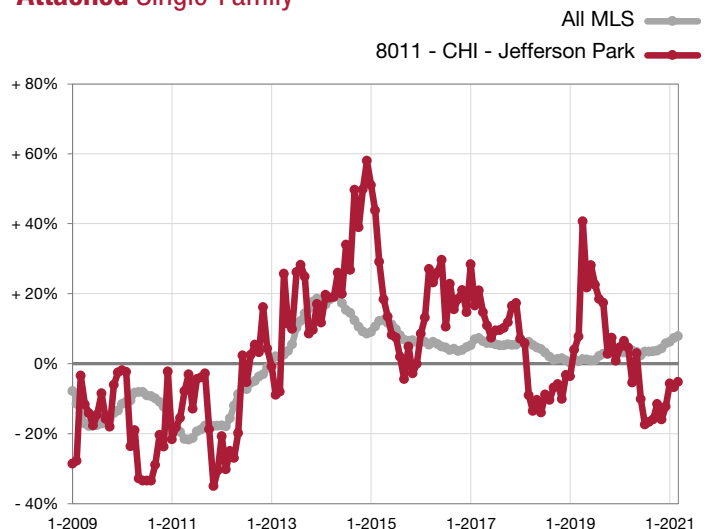
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Kenwood

Local Market Update / March 2021

**+ 26.5%**

Change in  
New Listings  
All Properties

**+ 63.6%**

Change in  
Closed Sales  
All Properties

**- 22.8%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	3	8	+ 166.7%	92	75	- 18.5%
Under Contract (includes Contingent and Pending)	0	9	--	34	33	- 2.9%
Closed Sales	3	2	- 33.3%	40	24	- 40.0%
Median Sales Price*	\$475,000	<b>\$1,520,000</b>	+ 220.0%	\$534,500	<b>\$732,500</b>	+ 37.0%
Average Sales Price*	\$510,483	<b>\$1,520,000</b>	+ 197.8%	\$675,561	<b>\$1,122,829</b>	+ 66.2%
Percent of Original List Price Received*	98.7%	<b>87.5%</b>	- 11.3%	95.5%	<b>94.5%</b>	- 1.0%
Average Market Time	157	<b>151</b>	- 3.8%	169	<b>138</b>	- 18.3%
Inventory of Homes for Sale at Month End	19	<b>13</b>	- 31.6%	--	--	--

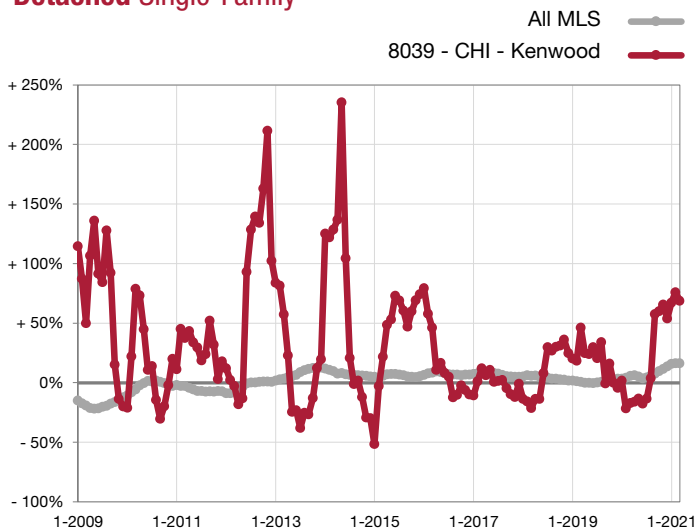
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	31	35	+ 12.9%	319	368	+ 15.4%
Under Contract (includes Contingent and Pending)	13	30	+ 130.8%	147	222	+ 51.0%
Closed Sales	8	16	+ 100.0%	139	202	+ 45.3%
Median Sales Price*	\$283,500	<b>\$125,000</b>	- 55.9%	\$239,000	<b>\$245,000</b>	+ 2.5%
Average Sales Price*	\$226,250	<b>\$174,166</b>	- 23.0%	\$232,256	<b>\$247,145</b>	+ 6.4%
Percent of Original List Price Received*	97.8%	<b>91.6%</b>	- 6.3%	94.1%	<b>96.0%</b>	+ 2.0%
Average Market Time	130	<b>89</b>	- 31.5%	109	<b>81</b>	- 25.7%
Inventory of Homes for Sale at Month End	73	<b>58</b>	- 20.5%	--	--	--

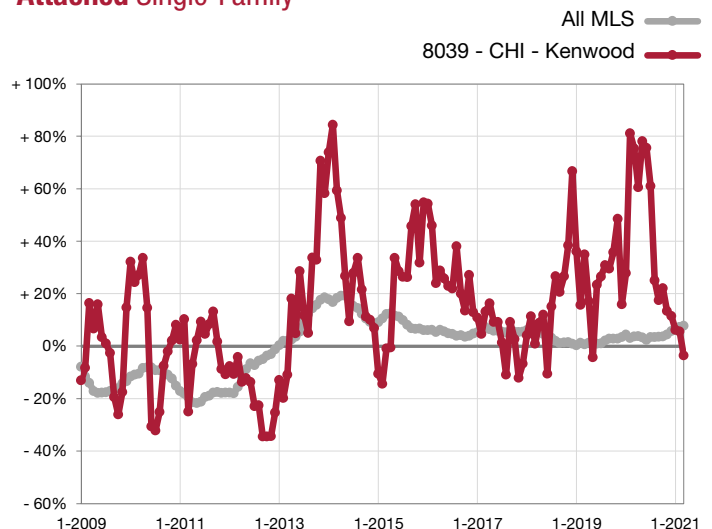
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Lakeview

Local Market Update / March 2021

**+ 46.1%**

**+ 70.8%**

**+ 3.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	25	41	+ 64.0%	409	375	- 8.3%
Under Contract (includes Contingent and Pending)	10	24	+ 140.0%	140	166	+ 18.6%
Closed Sales	16	13	- 18.8%	145	152	+ 4.8%
Median Sales Price*	\$1,497,500	<b>\$1,587,500</b>	+ 6.0%	\$1,250,000	<b>\$1,372,500</b>	+ 9.8%
Average Sales Price*	\$1,590,719	<b>\$1,595,901</b>	+ 0.3%	\$1,360,291	<b>\$1,422,260</b>	+ 4.6%
Percent of Original List Price Received*	96.8%	<b>93.9%</b>	- 3.0%	96.0%	<b>94.8%</b>	- 1.3%
Average Market Time	177	105	- 40.7%	121	127	+ 5.0%
Inventory of Homes for Sale at Month End	58	48	- 17.2%	--	--	--

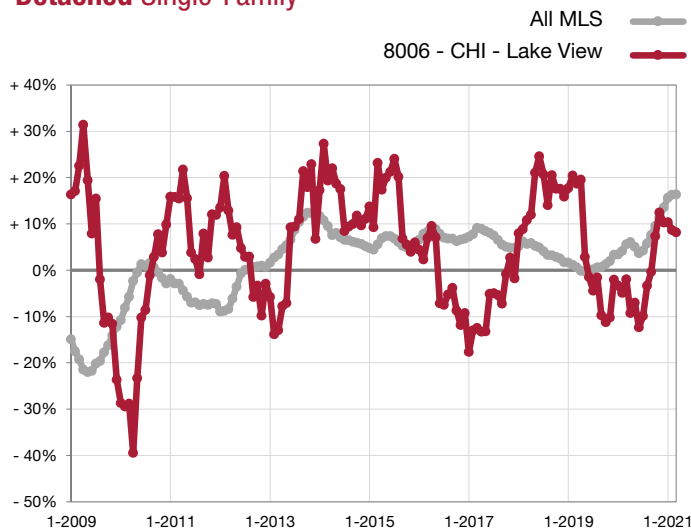
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	346	501	+ 44.8%	3,977	4,876	+ 22.6%
Under Contract (includes Contingent and Pending)	162	341	+ 110.5%	1,736	2,237	+ 28.9%
Closed Sales	155	279	+ 80.0%	1,762	2,031	+ 15.3%
Median Sales Price*	\$440,000	<b>\$385,000</b>	- 12.5%	\$360,000	<b>\$410,000</b>	+ 13.9%
Average Sales Price*	\$456,396	<b>\$426,782</b>	- 6.5%	\$405,045	<b>\$433,797</b>	+ 7.1%
Percent of Original List Price Received*	97.1%	<b>97.3%</b>	+ 0.2%	96.5%	<b>97.0%</b>	+ 0.5%
Average Market Time	103	85	- 17.5%	77	70	- 9.1%
Inventory of Homes for Sale at Month End	506	537	+ 6.1%	--	--	--

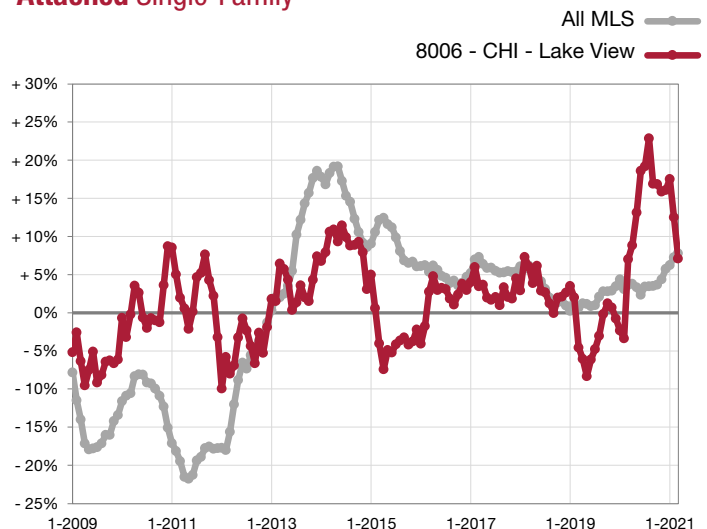
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Lincoln Park

Local Market Update / March 2021

**+ 42.6%**

**+ 75.4%**

**- 12.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	43	64	+ 48.8%	563	592	+ 5.2%
Under Contract (includes Contingent and Pending)	9	41	+ 355.6%	185	255	+ 37.8%
Closed Sales	14	24	+ 71.4%	196	218	+ 11.2%
Median Sales Price*	\$1,322,500	<b>\$1,891,500</b>	+ 43.0%	\$1,570,000	<b>\$1,642,500</b>	+ 4.6%
Average Sales Price*	\$1,639,357	<b>\$2,482,340</b>	+ 51.4%	\$1,801,597	<b>\$1,990,953</b>	+ 10.5%
Percent of Original List Price Received*	95.5%	<b>95.4%</b>	- 0.1%	93.8%	<b>94.1%</b>	+ 0.3%
Average Market Time	142	135	- 4.9%	151	131	- 13.2%
Inventory of Homes for Sale at Month End	123	88	- 28.5%	--	--	--

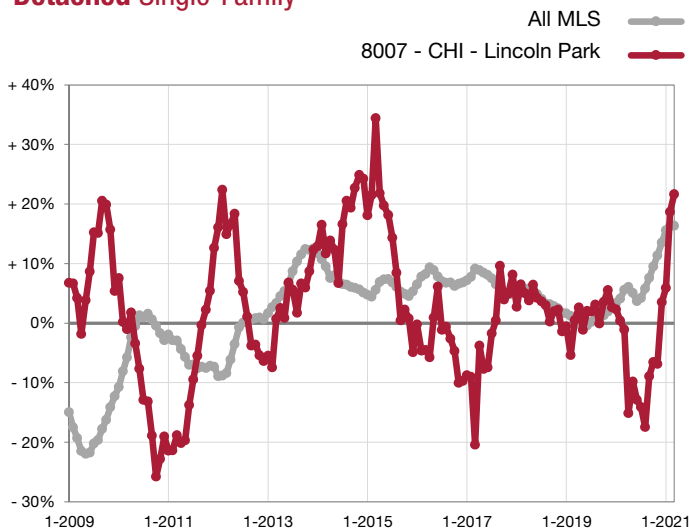
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	255	361	+ 41.6%	3,026	3,356	+ 10.9%
Under Contract (includes Contingent and Pending)	101	240	+ 137.6%	1,185	1,486	+ 25.4%
Closed Sales	100	176	+ 76.0%	1,258	1,338	+ 6.4%
Median Sales Price*	\$461,500	<b>\$522,875</b>	+ 13.3%	\$502,500	<b>\$520,000</b>	+ 3.5%
Average Sales Price*	\$554,932	<b>\$555,142</b>	+ 0.0%	\$607,268	<b>\$588,136</b>	- 3.2%
Percent of Original List Price Received*	96.8%	<b>96.9%</b>	+ 0.1%	96.6%	<b>96.7%</b>	+ 0.1%
Average Market Time	122	102	- 16.4%	85	79	- 7.1%
Inventory of Homes for Sale at Month End	411	377	- 8.3%	--	--	--

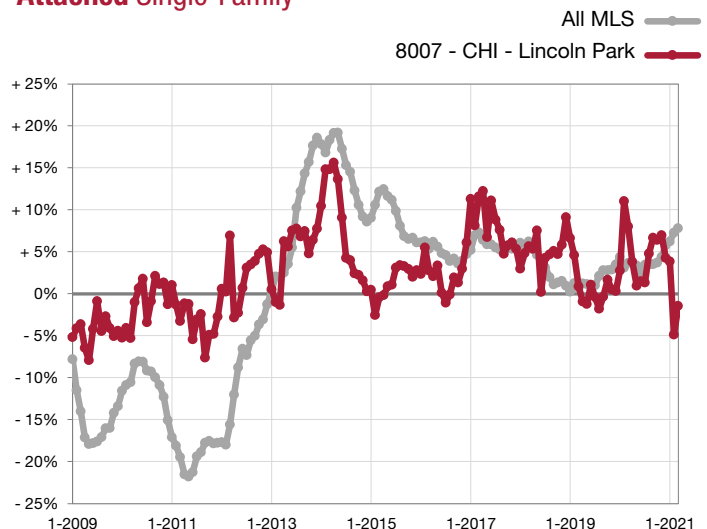
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Lincoln Square

Local Market Update / March 2021

**+ 38.1%**

Change in  
New Listings  
All Properties

**+ 47.4%**

Change in  
Closed Sales  
All Properties

**- 37.9%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	18	25	+ 38.9%	211	245	+ 16.1%
Under Contract (includes Contingent and Pending)	3	20	+ 566.7%	90	151	+ 67.8%
Closed Sales	3	14	+ 366.7%	102	134	+ 31.4%
Median Sales Price*	\$980,000	\$869,250	- 11.3%	\$735,000	\$773,750	+ 5.3%
Average Sales Price*	\$920,000	\$888,450	- 3.4%	\$814,220	\$805,842	- 1.0%
Percent of Original List Price Received*	95.0%	97.4%	+ 2.5%	96.4%	97.2%	+ 0.8%
Average Market Time	202	62	- 69.3%	109	71	- 34.9%
Inventory of Homes for Sale at Month End	33	17	- 48.5%	--	--	--

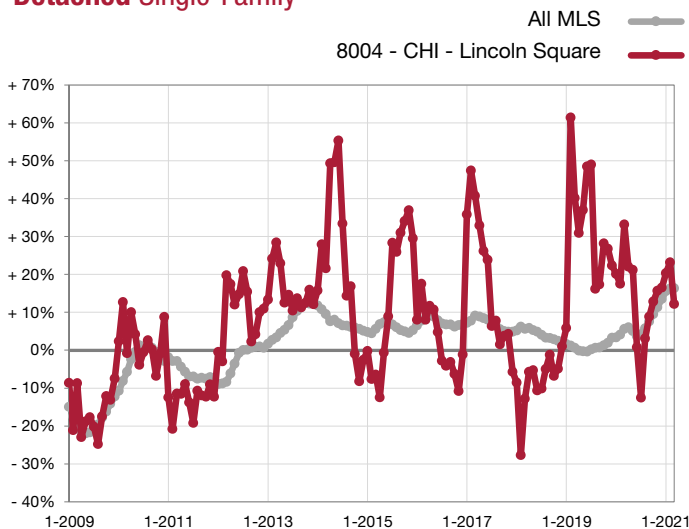
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	45	62	+ 37.8%	655	778	+ 18.8%
Under Contract (includes Contingent and Pending)	31	64	+ 106.5%	346	422	+ 22.0%
Closed Sales	35	42	+ 20.0%	365	386	+ 5.8%
Median Sales Price*	\$312,000	\$296,500	- 5.0%	\$315,000	\$324,500	+ 3.0%
Average Sales Price*	\$354,713	\$339,709	- 4.2%	\$362,311	\$360,479	- 0.5%
Percent of Original List Price Received*	97.5%	98.4%	+ 0.9%	97.0%	97.8%	+ 0.8%
Average Market Time	112	92	- 17.9%	60	57	- 5.0%
Inventory of Homes for Sale at Month End	54	37	- 31.5%	--	--	--

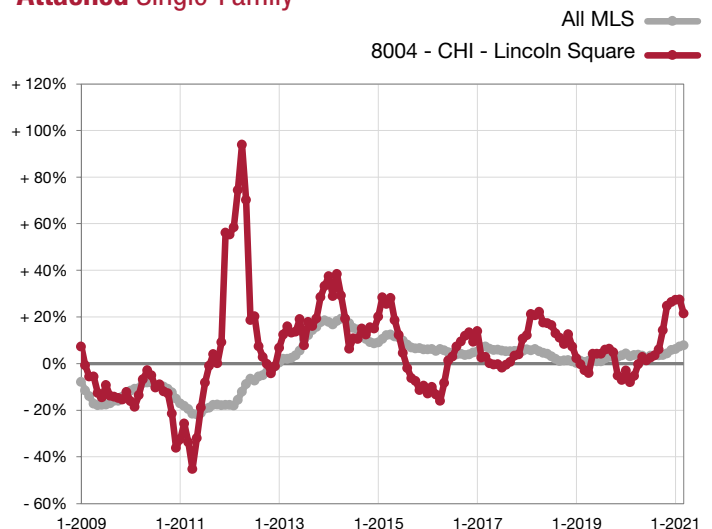
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Logan Square

Local Market Update / March 2021

**+ 21.1%**

Change in  
New Listings  
All Properties

**+ 90.6%**

Change in  
Closed Sales  
All Properties

**- 34.1%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	39	46	+ 17.9%	508	480	- 5.5%
Under Contract (includes Contingent and Pending)	15	31	+ 106.7%	235	300	+ 27.7%
Closed Sales	16	24	+ 50.0%	241	281	+ 16.6%
Median Sales Price*	\$691,000	<b>\$879,500</b>	+ 27.3%	\$775,000	<b>\$809,900</b>	+ 4.5%
Average Sales Price*	\$772,275	<b>\$974,429</b>	+ 26.2%	\$842,677	<b>\$884,652</b>	+ 5.0%
Percent of Original List Price Received*	98.1%	<b>97.7%</b>	- 0.4%	96.7%	<b>97.2%</b>	+ 0.5%
Average Market Time	85	95	+ 11.8%	74	66	- 10.8%
Inventory of Homes for Sale at Month End	68	31	- 54.4%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	108	132	+ 22.2%	1,160	1,514	+ 30.5%
Under Contract (includes Contingent and Pending)	51	84	+ 64.7%	590	808	+ 36.9%
Closed Sales	48	98	+ 104.2%	621	719	+ 15.8%
Median Sales Price*	\$419,000	<b>\$407,000</b>	- 2.9%	\$413,000	<b>\$416,000</b>	+ 0.7%
Average Sales Price*	\$424,965	<b>\$435,952</b>	+ 2.6%	\$430,369	<b>\$441,379</b>	+ 2.6%
Percent of Original List Price Received*	98.9%	<b>97.7%</b>	- 1.2%	98.3%	<b>98.0%</b>	- 0.3%
Average Market Time	60	75	+ 25.0%	60	53	- 11.7%
Inventory of Homes for Sale at Month End	114	89	- 21.9%	--	--	--

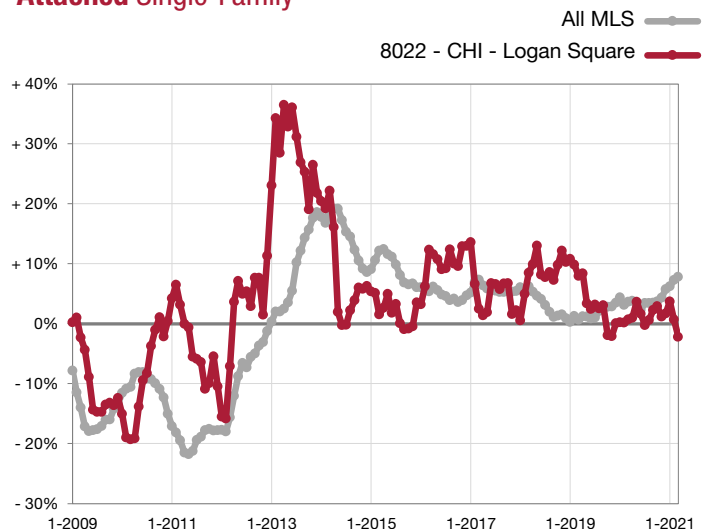
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Loop

Local Market Update / March 2021

**+ 83.3%**

**+ 31.6%**

**+ 29.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	0	0	--	4	2	- 50.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

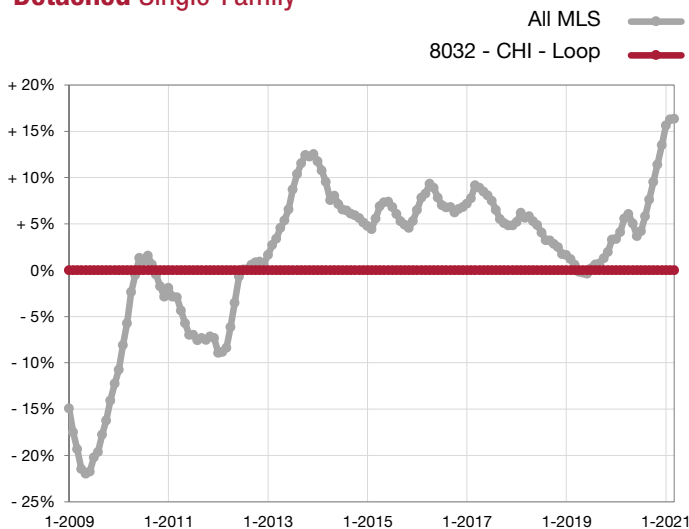
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	132	242	+ 83.3%	1,849	2,332	+ 26.1%
Under Contract (includes Contingent and Pending)	34	96	+ 182.4%	674	615	- 8.8%
Closed Sales	57	75	+ 31.6%	703	599	- 14.8%
Median Sales Price*	\$342,000	\$490,000	+ 43.3%	\$335,000	\$360,000	+ 7.5%
Average Sales Price*	\$415,424	\$823,300	+ 98.2%	\$414,608	\$581,041	+ 40.1%
Percent of Original List Price Received*	96.6%	95.4%	- 1.2%	96.6%	95.6%	- 1.0%
Average Market Time	135	140	+ 3.7%	97	113	+ 16.5%
Inventory of Homes for Sale at Month End	474	613	+ 29.3%	--	--	--

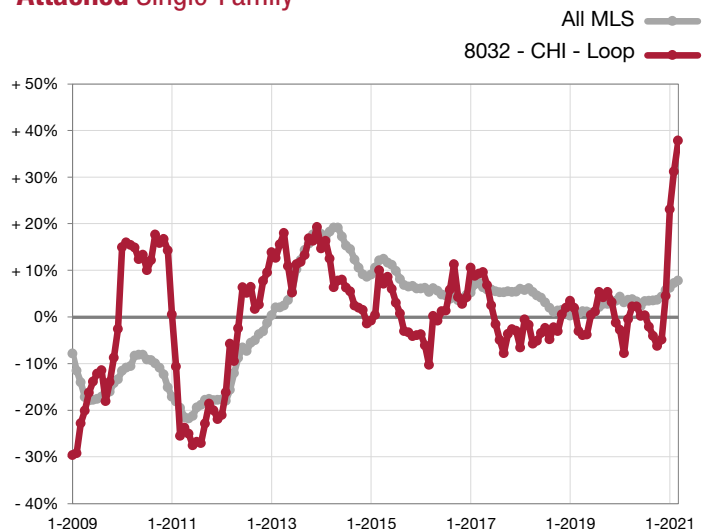
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near North Side

Local Market Update / March 2021

**+ 76.2%**

**+ 13.2%**

**+ 45.1%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	12	19	+ 58.3%	187	160	- 14.4%
Under Contract (includes Contingent and Pending)	1	12	+ 1,100.0%	28	49	+ 75.0%
Closed Sales	3	0	- 100.0%	31	32	+ 3.2%
Median Sales Price*	\$1,550,000	\$0	- 100.0%	\$1,340,000	<b>\$1,306,000</b>	- 2.5%
Average Sales Price*	\$1,668,511	\$0	- 100.0%	\$1,685,562	<b>\$1,791,469</b>	+ 6.3%
Percent of Original List Price Received*	92.0%	0.0%	- 100.0%	89.6%	<b>89.5%</b>	- 0.1%
Average Market Time	121	0	- 100.0%	166	210	+ 26.5%
Inventory of Homes for Sale at Month End	51	43	- 15.7%	--	--	--

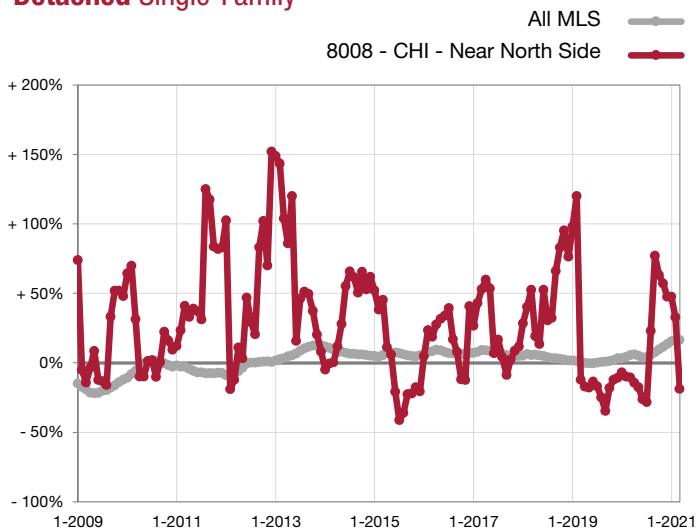
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	479	846	+ 76.6%	6,366	7,761	+ 21.9%
Under Contract (includes Contingent and Pending)	158	317	+ 100.6%	2,222	2,119	- 4.6%
Closed Sales	216	248	+ 14.8%	2,403	1,951	- 18.8%
Median Sales Price*	\$390,000	<b>\$400,000</b>	+ 2.6%	\$400,000	<b>\$411,500</b>	+ 2.9%
Average Sales Price*	\$523,284	<b>\$615,593</b>	+ 17.6%	\$621,705	<b>\$557,821</b>	- 10.3%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	96.1%	<b>95.7%</b>	- 0.4%
Average Market Time	147	139	- 5.4%	116	127	+ 9.5%
Inventory of Homes for Sale at Month End	1,325	1,954	+ 47.5%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near South Side

Local Market Update / March 2021

**+ 107.2%**

**+ 20.0%**

**+ 54.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	0	0	--	18	11	- 38.9%
Under Contract (includes Contingent and Pending)	0	0	--	6	5	- 16.7%
Closed Sales	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	<b>\$1,000,000</b>	--	\$1,250,000	<b>\$1,220,000</b>	- 2.4%
Average Sales Price*	\$0	<b>\$1,000,000</b>	--	\$1,209,167	<b>\$1,428,400</b>	+ 18.1%
Percent of Original List Price Received*	0.0%	<b>94.4%</b>	--	92.4%	<b>91.8%</b>	- 0.6%
Average Market Time	0	<b>164</b>	--	152	<b>183</b>	+ 20.4%
Inventory of Homes for Sale at Month End	2	1	- 50.0%	--	--	--

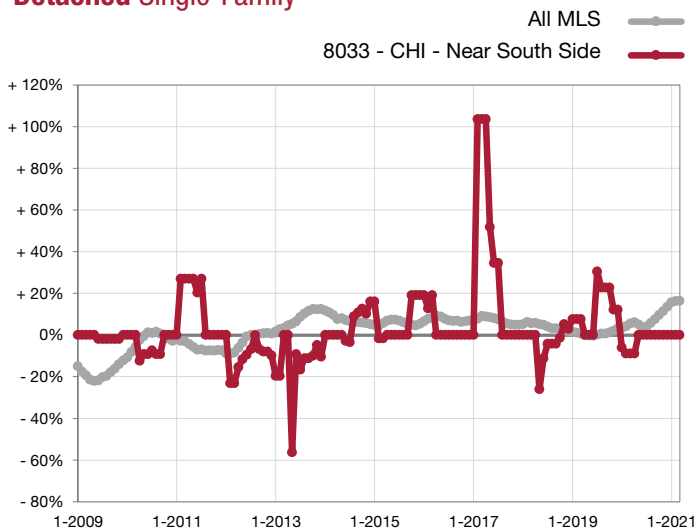
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	97	<b>201</b>	+ 107.2%	1,402	<b>1,848</b>	+ 31.8%
Under Contract (includes Contingent and Pending)	38	<b>96</b>	+ 152.6%	660	<b>729</b>	+ 10.5%
Closed Sales	60	<b>71</b>	+ 18.3%	691	<b>671</b>	- 2.9%
Median Sales Price*	\$386,250	<b>\$375,000</b>	- 2.9%	\$372,500	<b>\$385,000</b>	+ 3.4%
Average Sales Price*	\$444,716	<b>\$411,856</b>	- 7.4%	\$433,443	<b>\$441,848</b>	+ 1.9%
Percent of Original List Price Received*	99.5%	<b>100.7%</b>	+ 1.2%	99.3%	<b>99.6%</b>	+ 0.3%
Average Market Time	106	<b>145</b>	+ 36.8%	81	<b>88</b>	+ 8.6%
Inventory of Homes for Sale at Month End	222	<b>344</b>	+ 55.0%	--	--	--

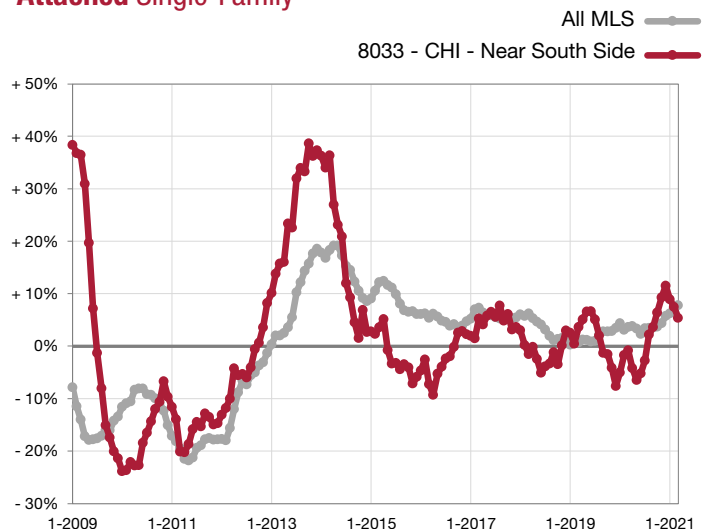
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Near West Side

Local Market Update / March 2021

**+ 100.0%**

**+ 67.4%**

**+ 41.2%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	3	22	+ 633.3%	78	130	+ 66.7%
Under Contract (includes Contingent and Pending)	2	9	+ 350.0%	34	56	+ 64.7%
Closed Sales	1	5	+ 400.0%	37	43	+ 16.2%
Median Sales Price*	\$624,684	<b>\$588,000</b>	- 5.9%	\$513,500	<b>\$525,000</b>	+ 2.2%
Average Sales Price*	\$624,684	<b>\$609,600</b>	- 2.4%	\$535,333	<b>\$535,236</b>	- 0.0%
Percent of Original List Price Received*	104.3%	<b>95.6%</b>	- 8.3%	96.1%	<b>98.5%</b>	+ 2.5%
Average Market Time	92	<b>144</b>	+ 56.5%	57	<b>68</b>	+ 19.3%
Inventory of Homes for Sale at Month End	17	<b>23</b>	+ 35.3%	--	--	--

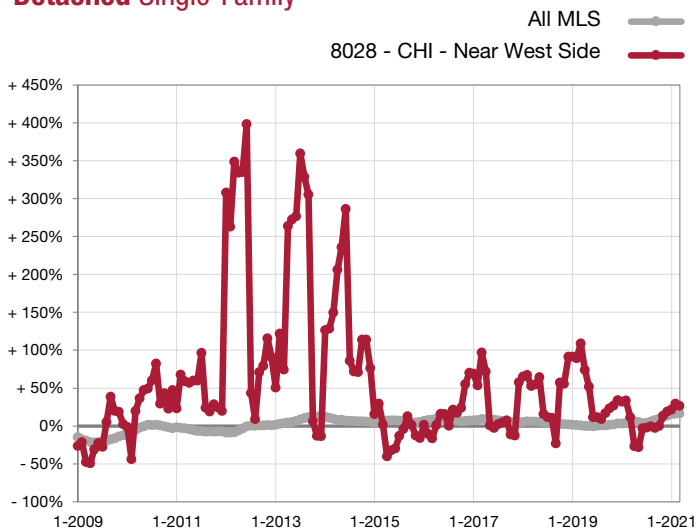
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	194	372	+ 91.8%	2,441	3,295	+ 35.0%
Under Contract (includes Contingent and Pending)	83	199	+ 139.8%	1,110	1,245	+ 12.2%
Closed Sales	85	139	+ 63.5%	1,148	1,077	- 6.2%
Median Sales Price*	\$338,000	<b>\$391,000</b>	+ 15.7%	\$360,000	<b>\$380,000</b>	+ 5.6%
Average Sales Price*	\$433,635	<b>\$450,983</b>	+ 4.0%	\$499,950	<b>\$458,459</b>	- 8.3%
Percent of Original List Price Received*	98.8%	<b>98.8%</b>	0.0%	98.4%	<b>98.3%</b>	- 0.1%
Average Market Time	83	<b>103</b>	+ 24.1%	76	<b>74</b>	- 2.6%
Inventory of Homes for Sale at Month End	328	<b>464</b>	+ 41.5%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



\*\*Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Midwest Real Estate Data LLC. Powered by 10K Research and Marketing. A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC. RESIDENTIAL ACTIVITY ONLY

# North Center

Local Market Update / March 2021

**+ 58.2%**

**+ 9.0%**

**- 41.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	50	52	+ 4.0%	505	404	- 20.0%
Under Contract (includes Contingent and Pending)	15	44	+ 193.3%	211	245	+ 16.1%
Closed Sales	14	20	+ 42.9%	219	218	- 0.5%
Median Sales Price*	\$1,112,500	<b>\$1,135,000</b>	+ 2.0%	\$1,100,000	<b>\$1,130,000</b>	+ 2.7%
Average Sales Price*	\$1,059,707	<b>\$1,157,200</b>	+ 9.2%	\$1,124,975	<b>\$1,149,333</b>	+ 2.2%
Percent of Original List Price Received*	94.5%	<b>96.8%</b>	+ 2.4%	96.0%	<b>97.0%</b>	+ 1.0%
Average Market Time	95	<b>119</b>	+ 25.3%	103	<b>88</b>	- 14.6%
Inventory of Homes for Sale at Month End	74	<b>26</b>	- 64.9%	--	--	--

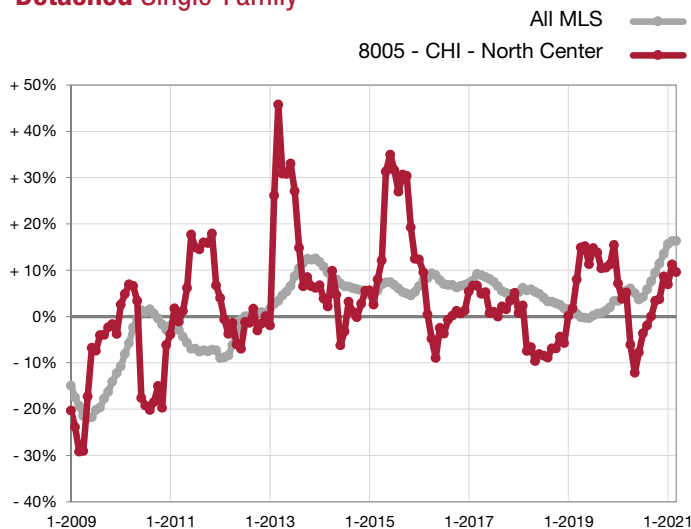
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	48	103	+ 114.6%	809	911	+ 12.6%
Under Contract (includes Contingent and Pending)	42	88	+ 109.5%	376	503	+ 33.8%
Closed Sales	53	53	0.0%	394	439	+ 11.4%
Median Sales Price*	\$430,000	<b>\$442,500</b>	+ 2.9%	\$443,250	<b>\$445,000</b>	+ 0.4%
Average Sales Price*	\$433,771	<b>\$469,989</b>	+ 8.3%	\$461,126	<b>\$455,470</b>	- 1.2%
Percent of Original List Price Received*	98.2%	<b>98.1%</b>	- 0.1%	97.9%	<b>98.1%</b>	+ 0.2%
Average Market Time	74	<b>86</b>	+ 16.2%	64	<b>58</b>	- 9.4%
Inventory of Homes for Sale at Month End	71	<b>59</b>	- 16.9%	--	--	--

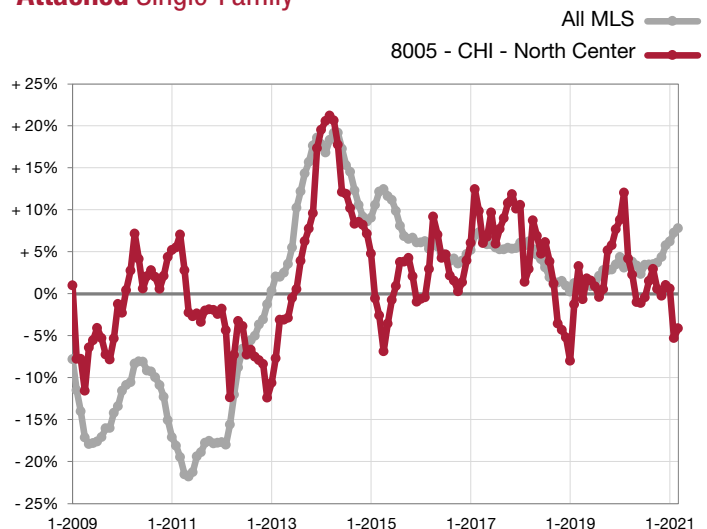
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# North Park

Local Market Update / March 2021

**+ 33.3%**

**0.0%**

**- 67.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	8	10	+ 25.0%	119	97	- 18.5%
Under Contract (includes Contingent and Pending)	5	11	+ 120.0%	62	77	+ 24.2%
Closed Sales	5	4	- 20.0%	70	69	- 1.4%
Median Sales Price*	\$295,000	<b>\$409,000</b>	+ 38.6%	\$399,950	<b>\$400,000</b>	+ 0.0%
Average Sales Price*	\$431,000	<b>\$474,750</b>	+ 10.2%	\$422,147	<b>\$453,997</b>	+ 7.5%
Percent of Original List Price Received*	91.4%	<b>97.7%</b>	+ 6.9%	95.0%	<b>97.0%</b>	+ 2.1%
Average Market Time	42	<b>56</b>	+ 33.3%	100	<b>66</b>	- 34.0%
Inventory of Homes for Sale at Month End	19	<b>5</b>	- 73.7%	--	--	--

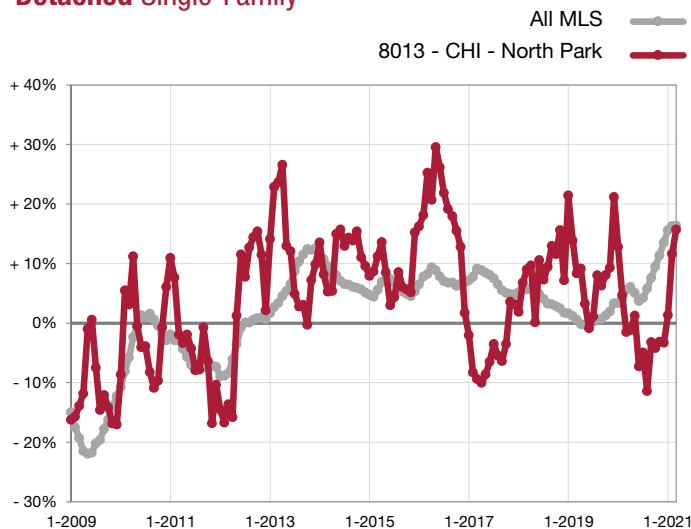
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	7	10	+ 42.9%	89	93	+ 4.5%
Under Contract (includes Contingent and Pending)	3	13	+ 333.3%	46	56	+ 21.7%
Closed Sales	5	6	+ 20.0%	48	48	0.0%
Median Sales Price*	\$194,000	<b>\$226,250</b>	+ 16.6%	\$230,000	<b>\$231,250</b>	+ 0.5%
Average Sales Price*	\$222,365	<b>\$219,917</b>	- 1.1%	\$223,438	<b>\$224,915</b>	+ 0.7%
Percent of Original List Price Received*	93.3%	<b>91.1%</b>	- 2.4%	96.4%	<b>94.2%</b>	- 2.3%
Average Market Time	55	<b>142</b>	+ 158.2%	40	<b>84</b>	+ 110.0%
Inventory of Homes for Sale at Month End	18	<b>7</b>	- 61.1%	--	--	--

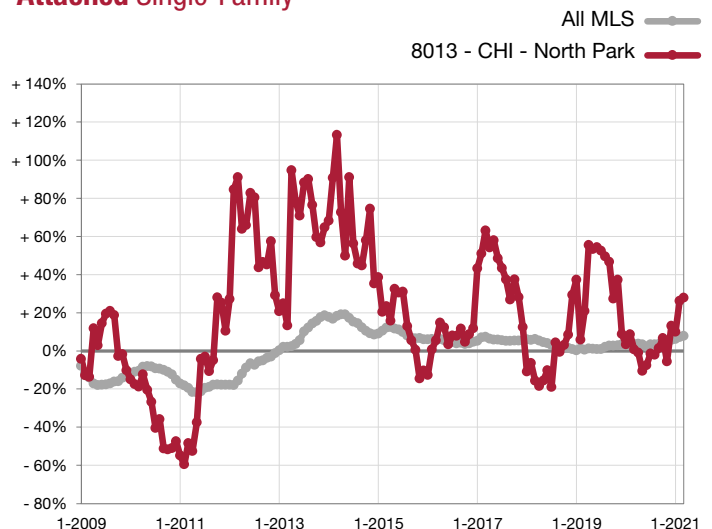
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Norwood Park

Local Market Update / March 2021

**- 14.3%**

**+ 37.5%**

**- 60.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	77	58	- 24.7%	859	716	- 16.6%
Under Contract (includes Contingent and Pending)	35	48	+ 37.1%	413	515	+ 24.7%
Closed Sales	26	41	+ 57.7%	408	497	+ 21.8%
Median Sales Price*	\$348,750	<b>\$375,000</b>	+ 7.5%	\$338,500	<b>\$361,000</b>	+ 6.6%
Average Sales Price*	\$329,663	<b>\$378,666</b>	+ 14.9%	\$358,964	<b>\$393,160</b>	+ 9.5%
Percent of Original List Price Received*	94.6%	<b>97.5%</b>	+ 3.1%	95.8%	<b>97.1%</b>	+ 1.4%
Average Market Time	99	34	- 65.7%	71	55	- 22.5%
Inventory of Homes for Sale at Month End	97	28	- 71.1%	--	--	--

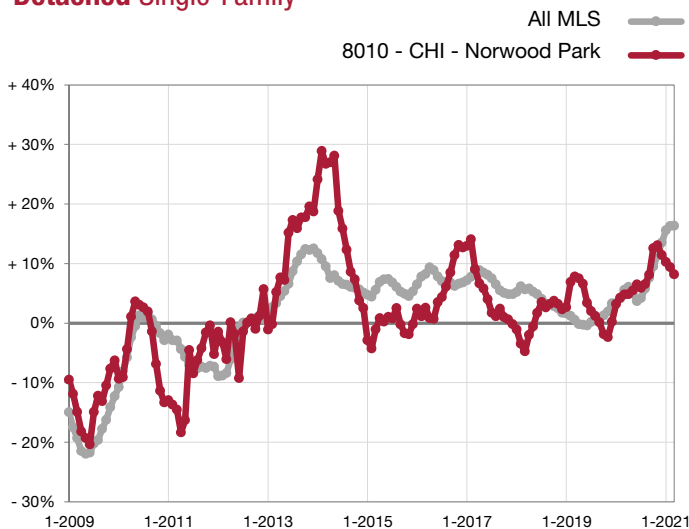
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	7	14	+ 100.0%	150	146	- 2.7%
Under Contract (includes Contingent and Pending)	8	14	+ 75.0%	83	97	+ 16.9%
Closed Sales	6	3	- 50.0%	81	92	+ 13.6%
Median Sales Price*	\$195,450	<b>\$147,000</b>	- 24.8%	\$175,000	<b>\$169,500</b>	- 3.1%
Average Sales Price*	\$176,967	<b>\$156,833</b>	- 11.4%	\$190,396	<b>\$183,973</b>	- 3.4%
Percent of Original List Price Received*	94.5%	<b>97.4%</b>	+ 3.1%	94.8%	<b>95.0%</b>	+ 0.2%
Average Market Time	92	88	- 4.3%	79	70	- 11.4%
Inventory of Homes for Sale at Month End	13	15	+ 15.4%	--	--	--

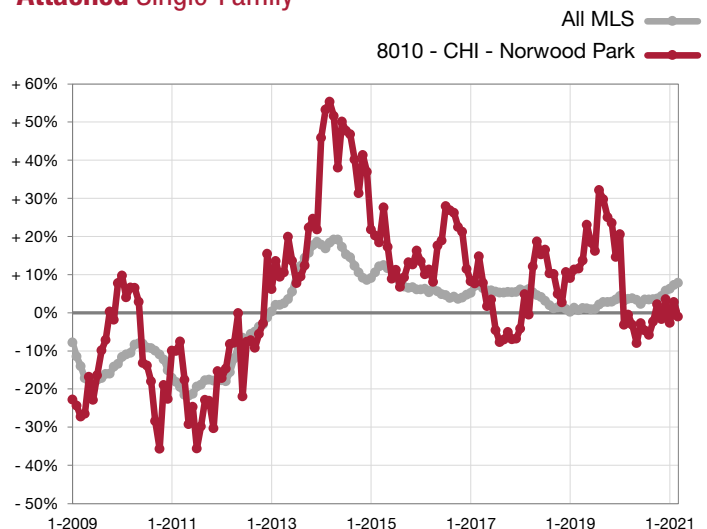
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Portage Park

Local Market Update / March 2021

**+ 48.3%**

**+ 51.4%**

**- 33.0%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	47	70	+ 48.9%	762	676	- 11.3%
Under Contract (includes Contingent and Pending)	23	58	+ 152.2%	394	467	+ 18.5%
Closed Sales	31	47	+ 51.6%	382	450	+ 17.8%
Median Sales Price*	\$412,500	<b>\$390,000</b>	- 5.5%	\$335,000	<b>\$355,000</b>	+ 6.0%
Average Sales Price*	\$384,319	<b>\$400,800</b>	+ 4.3%	\$358,477	<b>\$378,017</b>	+ 5.5%
Percent of Original List Price Received*	96.5%	<b>99.1%</b>	+ 2.7%	96.8%	<b>98.4%</b>	+ 1.7%
Average Market Time	73	54	- 26.0%	62	46	- 25.8%
Inventory of Homes for Sale at Month End	66	28	- 57.6%	--	--	--

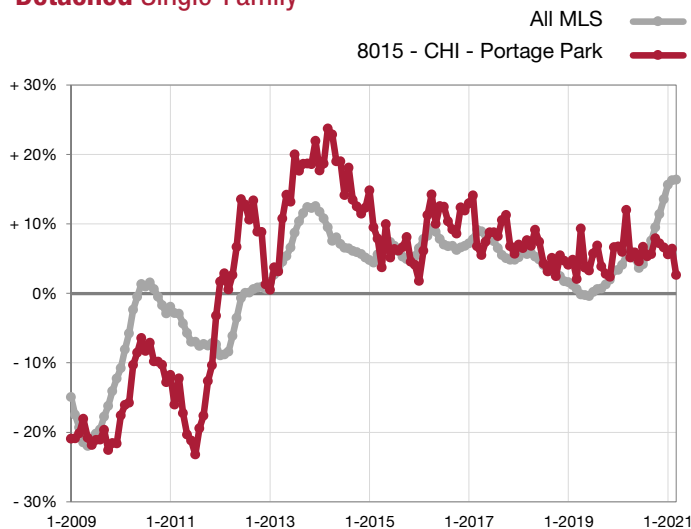
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	13	19	+ 46.2%	165	230	+ 39.4%
Under Contract (includes Contingent and Pending)	7	8	+ 14.3%	88	118	+ 34.1%
Closed Sales	6	9	+ 50.0%	90	110	+ 22.2%
Median Sales Price*	\$135,950	<b>\$159,000</b>	+ 17.0%	\$156,500	<b>\$170,000</b>	+ 8.6%
Average Sales Price*	\$192,483	<b>\$215,778</b>	+ 12.1%	\$188,322	<b>\$207,476</b>	+ 10.2%
Percent of Original List Price Received*	98.7%	<b>93.7%</b>	- 5.1%	94.7%	<b>104.1%</b>	+ 9.9%
Average Market Time	81	90	+ 11.1%	62	64	+ 3.2%
Inventory of Homes for Sale at Month End	22	31	+ 40.9%	--	--	--

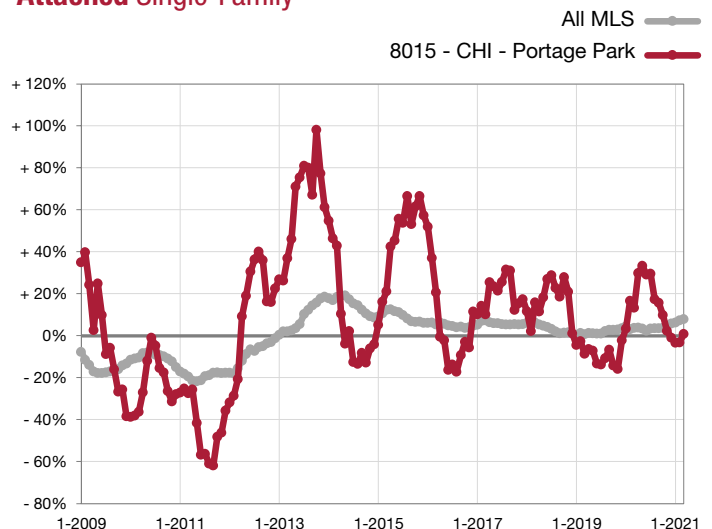
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Rogers Park

Local Market Update / March 2021

**+ 44.6%**

**+ 94.7%**

**- 23.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	7	8	+ 14.3%	54	54	0.0%
Under Contract (includes Contingent and Pending)	4	5	+ 25.0%	36	39	+ 8.3%
Closed Sales	5	4	- 20.0%	36	38	+ 5.6%
Median Sales Price*	\$470,000	<b>\$447,500</b>	- 4.8%	\$526,500	<b>\$482,500</b>	- 8.4%
Average Sales Price*	\$474,900	<b>\$460,750</b>	- 3.0%	\$548,210	<b>\$519,549</b>	- 5.2%
Percent of Original List Price Received*	91.4%	<b>98.7%</b>	+ 8.0%	95.8%	<b>96.5%</b>	+ 0.7%
Average Market Time	66	<b>96</b>	+ 45.5%	78	<b>49</b>	- 37.2%
Inventory of Homes for Sale at Month End	6	4	- 33.3%	--	--	--

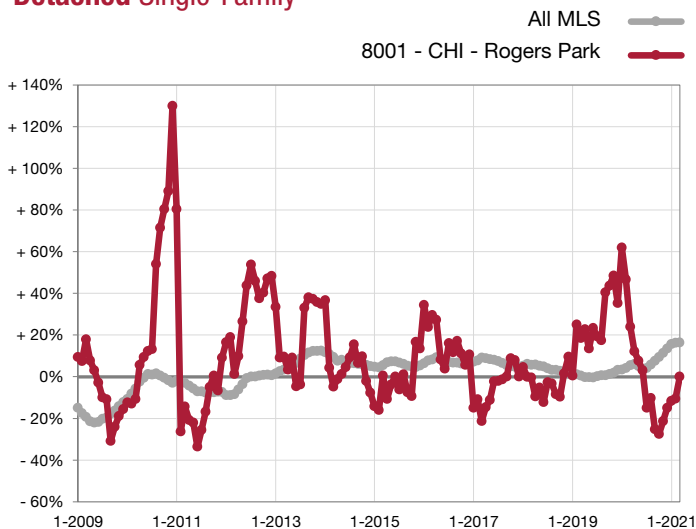
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	67	99	+ 47.8%	818	920	+ 12.5%
Under Contract (includes Contingent and Pending)	36	78	+ 116.7%	449	537	+ 19.6%
Closed Sales	33	70	+ 112.1%	463	492	+ 6.3%
Median Sales Price*	\$145,000	<b>\$215,000</b>	+ 48.3%	\$170,000	<b>\$194,000</b>	+ 14.1%
Average Sales Price*	\$169,570	<b>\$232,424</b>	+ 37.1%	\$189,347	<b>\$209,258</b>	+ 10.5%
Percent of Original List Price Received*	96.1%	<b>97.4%</b>	+ 1.4%	95.9%	<b>96.2%</b>	+ 0.3%
Average Market Time	84	84	0.0%	65	65	0.0%
Inventory of Homes for Sale at Month End	116	89	- 23.3%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# South Shore

Local Market Update / March 2021

**+ 25.9%**

**+ 30.8%**

**- 45.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	13	19	+ 46.2%	219	214	- 2.3%
Under Contract (includes Contingent and Pending)	7	13	+ 85.7%	107	124	+ 15.9%
Closed Sales	6	11	+ 83.3%	106	114	+ 7.5%
Median Sales Price*	\$99,350	<b>\$247,097</b>	+ 148.7%	\$114,875	<b>\$210,250</b>	+ 83.0%
Average Sales Price*	\$143,793	<b>\$292,954</b>	+ 103.7%	\$167,616	<b>\$229,287</b>	+ 36.8%
Percent of Original List Price Received*	78.0%	<b>95.8%</b>	+ 22.8%	92.1%	<b>97.5%</b>	+ 5.9%
Average Market Time	95	69	- 27.4%	101	86	- 14.9%
Inventory of Homes for Sale at Month End	38	23	- 39.5%	--	--	--

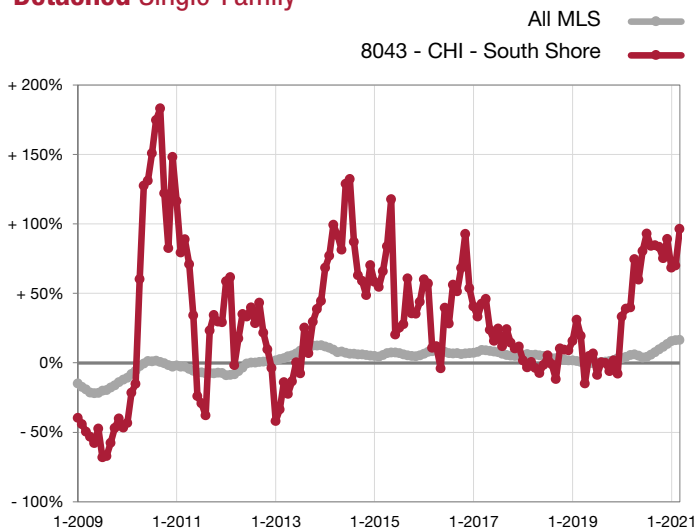
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	14	15	+ 7.1%	275	211	- 23.3%
Under Contract (includes Contingent and Pending)	5	10	+ 100.0%	124	123	- 0.8%
Closed Sales	7	6	- 14.3%	124	117	- 5.6%
Median Sales Price*	\$70,000	<b>\$120,550</b>	+ 72.2%	\$75,000	<b>\$60,000</b>	- 20.0%
Average Sales Price*	\$86,271	<b>\$125,100</b>	+ 45.0%	\$87,565	<b>\$79,770</b>	- 8.9%
Percent of Original List Price Received*	88.2%	<b>103.9%</b>	+ 17.8%	92.4%	<b>89.8%</b>	- 2.8%
Average Market Time	218	34	- 84.4%	116	118	+ 1.7%
Inventory of Homes for Sale at Month End	76	39	- 48.7%	--	--	--

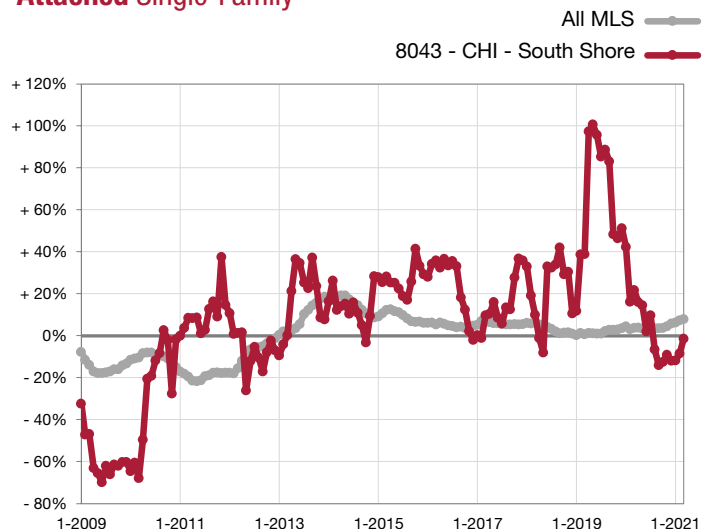
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Uptown

Local Market Update / March 2021

**+ 63.2%**

Change in  
New Listings  
All Properties

**+ 58.8%**

Change in  
Closed Sales  
All Properties

**+ 14.4%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	6	7	+ 16.7%	73	80	+ 9.6%
Under Contract (includes Contingent and Pending)	4	7	+ 75.0%	30	46	+ 53.3%
Closed Sales	2	7	+ 250.0%	27	45	+ 66.7%
Median Sales Price*	\$920,000	<b>\$1,000,500</b>	+ 8.7%	\$887,500	<b>\$900,000</b>	+ 1.4%
Average Sales Price*	\$920,000	<b>\$1,112,232</b>	+ 20.9%	\$992,575	<b>\$997,203</b>	+ 0.5%
Percent of Original List Price Received*	95.6%	<b>94.7%</b>	- 0.9%	94.8%	<b>94.2%</b>	- 0.6%
Average Market Time	249	<b>142</b>	- 43.0%	144	<b>121</b>	- 16.0%
Inventory of Homes for Sale at Month End	17	<b>8</b>	- 52.9%	--	--	--

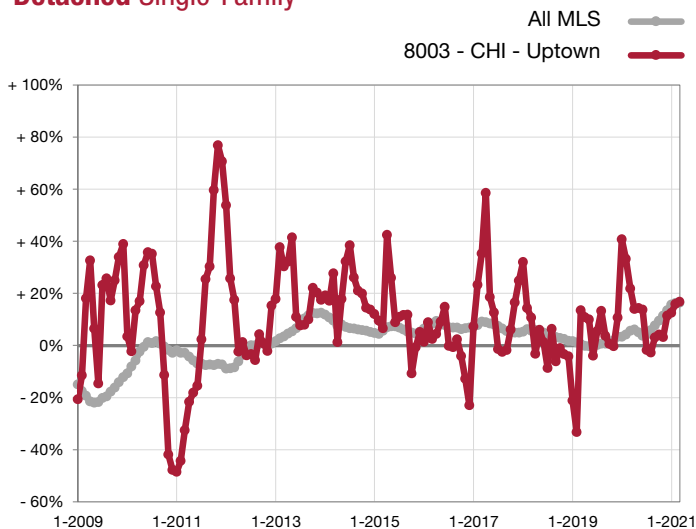
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	111	<b>184</b>	+ 65.8%	1,358	<b>1,656</b>	+ 21.9%
Under Contract (includes Contingent and Pending)	61	<b>128</b>	+ 109.8%	793	<b>928</b>	+ 17.0%
Closed Sales	66	<b>101</b>	+ 53.0%	793	<b>855</b>	+ 7.8%
Median Sales Price*	\$317,500	<b>\$300,000</b>	- 5.5%	\$290,000	<b>\$298,000</b>	+ 2.8%
Average Sales Price*	\$306,111	<b>\$308,406</b>	+ 0.7%	\$291,909	<b>\$305,616</b>	+ 4.7%
Percent of Original List Price Received*	97.6%	<b>97.1%</b>	- 0.5%	97.1%	<b>97.5%</b>	+ 0.4%
Average Market Time	71	<b>72</b>	+ 1.4%	58	<b>54</b>	- 6.9%
Inventory of Homes for Sale at Month End	150	<b>183</b>	+ 22.0%	--	--	--

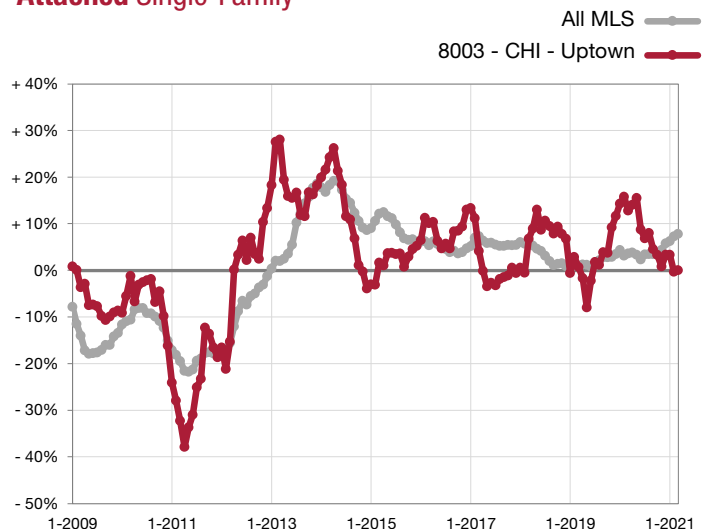
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Washington Park

Local Market Update / March 2021

**+ 175.0%**    **+ 150.0%**    **- 62.5%**

Change in  
New Listings  
All Properties

Change in  
Closed Sales  
All Properties

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	1	2	+ 100.0%	13	7	- 46.2%
Under Contract (includes Contingent and Pending)	1	1	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$55,000	<b>\$590,000</b>	+ 972.7%	\$36,500	<b>\$180,000</b>	+ 393.2%
Average Sales Price*	\$55,000	<b>\$590,000</b>	+ 972.7%	\$114,750	<b>\$261,667</b>	+ 128.0%
Percent of Original List Price Received*	73.3%	<b>103.5%</b>	+ 41.2%	66.8%	<b>96.4%</b>	+ 44.3%
Average Market Time	366	<b>25</b>	- 93.2%	178	<b>110</b>	- 38.2%
Inventory of Homes for Sale at Month End	2	2	0.0%	--	--	--

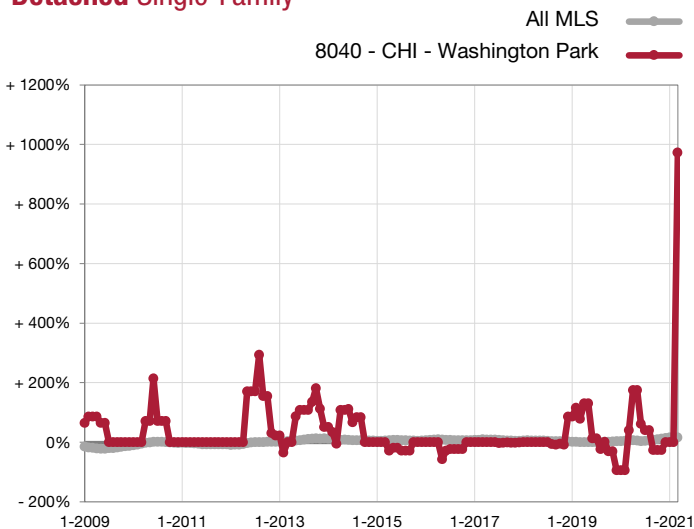
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	3	9	+ 200.0%	63	73	+ 15.9%
Under Contract (includes Contingent and Pending)	2	9	+ 350.0%	28	52	+ 85.7%
Closed Sales	1	4	+ 300.0%	32	42	+ 31.3%
Median Sales Price*	\$55,000	<b>\$185,000</b>	+ 236.4%	\$83,950	<b>\$180,000</b>	+ 114.4%
Average Sales Price*	\$55,000	<b>\$175,250</b>	+ 218.6%	\$100,673	<b>\$189,504</b>	+ 88.2%
Percent of Original List Price Received*	84.6%	<b>98.3%</b>	+ 16.2%	89.7%	<b>96.1%</b>	+ 7.1%
Average Market Time	90	<b>53</b>	- 41.1%	105	<b>78</b>	- 25.7%
Inventory of Homes for Sale at Month End	22	7	- 68.2%	--	--	--

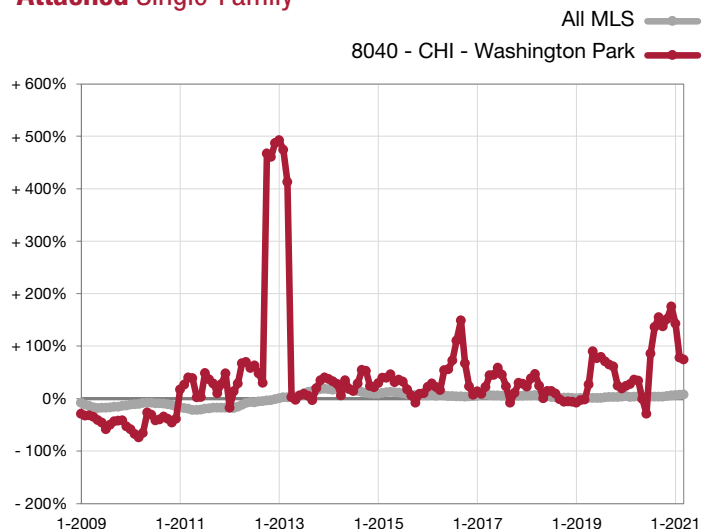
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Elsdon

Local Market Update / March 2021

**0.0%**

**- 27.3%**

**- 58.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	10	8	- 20.0%	165	111	- 32.7%
Under Contract (includes Contingent and Pending)	8	8	0.0%	106	88	- 17.0%
Closed Sales	10	8	- 20.0%	108	89	- 17.6%
Median Sales Price*	\$225,000	<b>\$284,000</b>	+ 26.2%	\$219,000	<b>\$242,000</b>	+ 10.5%
Average Sales Price*	\$219,750	<b>\$277,463</b>	+ 26.3%	\$214,877	<b>\$237,849</b>	+ 10.7%
Percent of Original List Price Received*	96.1%	<b>100.8%</b>	+ 4.9%	97.0%	<b>97.6%</b>	+ 0.6%
Average Market Time	54	21	- 61.1%	59	61	+ 3.4%
Inventory of Homes for Sale at Month End	23	9	- 60.9%	--	--	--

## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	0	2	--	25	19	- 24.0%
Under Contract (includes Contingent and Pending)	0	2	--	11	15	+ 36.4%
Closed Sales	1	0	- 100.0%	11	12	+ 9.1%
Median Sales Price*	\$116,540	<b>\$0</b>	- 100.0%	\$142,000	<b>\$128,450</b>	- 9.5%
Average Sales Price*	\$116,540	<b>\$0</b>	- 100.0%	\$142,685	<b>\$143,575</b>	+ 0.6%
Percent of Original List Price Received*	93.3%	<b>0.0%</b>	- 100.0%	95.3%	<b>96.8%</b>	+ 1.6%
Average Market Time	107	0	- 100.0%	89	16	- 82.0%
Inventory of Homes for Sale at Month End	1	1	0.0%	--	--	--

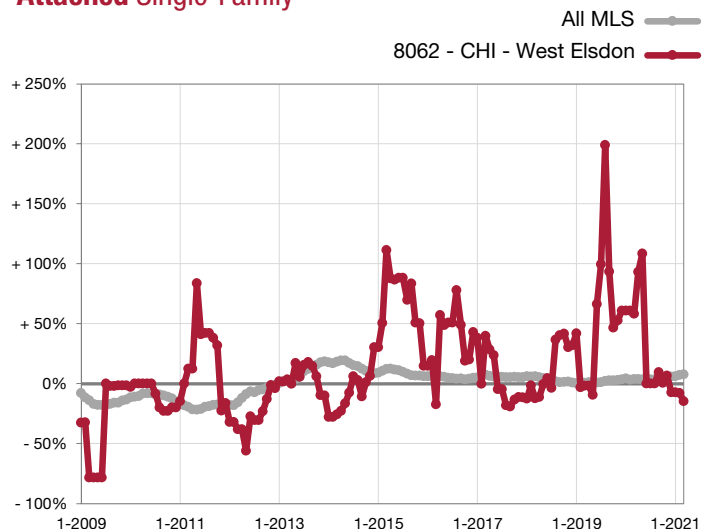
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Ridge

Local Market Update / March 2021

**+ 61.4%**

**+ 51.6%**

**- 22.1%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	15	12	- 20.0%	240	172	- 28.3%
Under Contract (includes Contingent and Pending)	11	13	+ 18.2%	132	139	+ 5.3%
Closed Sales	8	8	0.0%	142	136	- 4.2%
Median Sales Price*	\$332,500	<b>\$414,000</b>	+ 24.5%	\$371,500	<b>\$408,650</b>	+ 10.0%
Average Sales Price*	\$353,313	<b>\$431,438</b>	+ 22.1%	\$394,111	<b>\$427,804</b>	+ 8.5%
Percent of Original List Price Received*	97.0%	<b>94.3%</b>	- 2.8%	95.7%	<b>96.9%</b>	+ 1.3%
Average Market Time	137	25	- 81.8%	92	64	- 30.4%
Inventory of Homes for Sale at Month End	35	11	- 68.6%	--	--	--

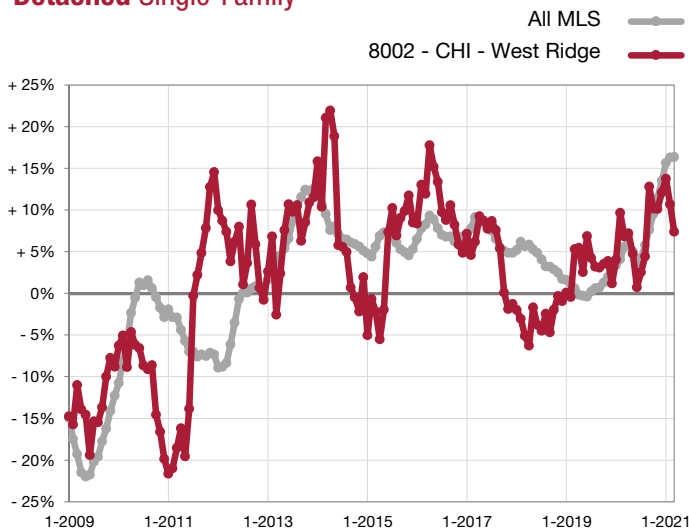
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	42	80	+ 90.5%	664	678	+ 2.1%
Under Contract (includes Contingent and Pending)	30	56	+ 86.7%	337	364	+ 8.0%
Closed Sales	23	39	+ 69.6%	344	323	- 6.1%
Median Sales Price*	\$125,000	<b>\$165,000</b>	+ 32.0%	\$141,305	<b>\$157,000</b>	+ 11.1%
Average Sales Price*	\$155,565	<b>\$182,089</b>	+ 17.1%	\$158,624	<b>\$170,399</b>	+ 7.4%
Percent of Original List Price Received*	94.7%	<b>94.6%</b>	- 0.1%	93.5%	<b>94.5%</b>	+ 1.1%
Average Market Time	102	95	- 6.9%	88	76	- 13.6%
Inventory of Homes for Sale at Month End	105	98	- 6.7%	--	--	--

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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# West Town

Local Market Update / March 2021

**+ 28.1%**

Change in  
New Listings  
All Properties

**+ 45.3%**

Change in  
Closed Sales  
All Properties

**- 21.5%**

Change in  
Inventory of Homes  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	31	49	+ 58.1%	532	563	+ 5.8%
Under Contract (includes Contingent and Pending)	11	28	+ 154.5%	213	264	+ 23.9%
Closed Sales	11	29	+ 163.6%	219	249	+ 13.7%
Median Sales Price*	\$1,035,000	<b>\$955,000</b>	- 7.7%	\$906,000	<b>\$949,000</b>	+ 4.7%
Average Sales Price*	\$1,062,455	<b>\$1,045,166</b>	- 1.6%	\$968,084	<b>\$1,025,720</b>	+ 6.0%
Percent of Original List Price Received*	96.4%	<b>97.7%</b>	+ 1.3%	96.1%	<b>96.3%</b>	+ 0.2%
Average Market Time	164	73	- 55.5%	100	80	- 20.0%
Inventory of Homes for Sale at Month End	66	55	- 16.7%	--	--	--

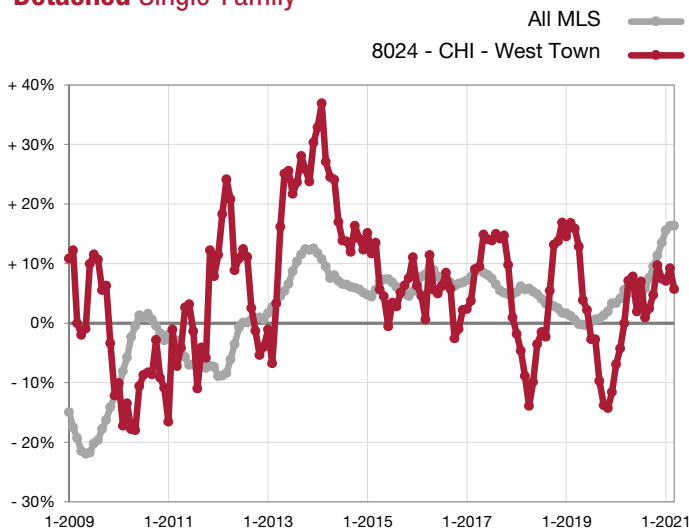
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	264	329	+ 24.6%	3,373	3,631	+ 7.6%
Under Contract (includes Contingent and Pending)	139	261	+ 87.8%	1,531	1,871	+ 22.2%
Closed Sales	161	221	+ 37.3%	1,536	1,712	+ 11.5%
Median Sales Price*	\$495,000	<b>\$496,500</b>	+ 0.3%	\$488,875	<b>\$499,000</b>	+ 2.1%
Average Sales Price*	\$516,289	<b>\$506,530</b>	- 1.9%	\$508,561	<b>\$516,170</b>	+ 1.5%
Percent of Original List Price Received*	97.9%	<b>98.6%</b>	+ 0.7%	97.7%	<b>98.1%</b>	+ 0.4%
Average Market Time	83	88	+ 6.0%	68	62	- 8.8%
Inventory of Homes for Sale at Month End	362	281	- 22.4%	--	--	--

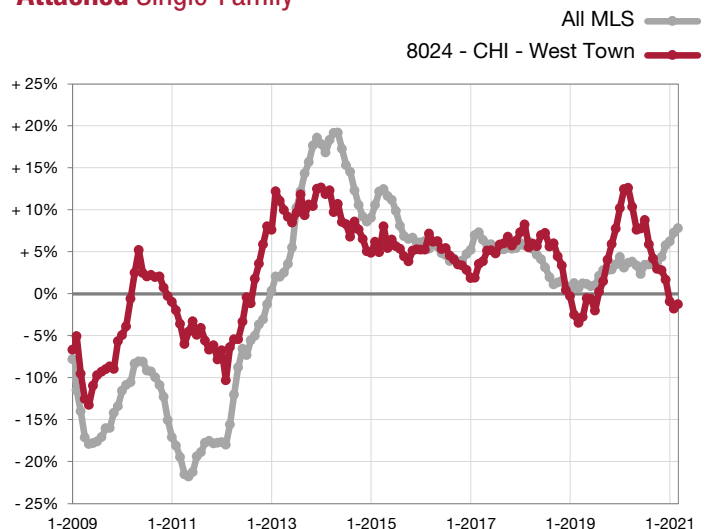
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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# Woodlawn

Local Market Update / March 2021

**+ 40.0%**

**+ 60.0%**

**- 34.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Detached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	4	10	+ 150.0%	76	86	+ 13.2%
Under Contract (includes Contingent and Pending)	4	12	+ 200.0%	26	54	+ 107.7%
Closed Sales	3	9	+ 200.0%	23	45	+ 95.7%
Median Sales Price*	\$125,000	<b>\$305,000</b>	+ 144.0%	\$133,000	<b>\$299,000</b>	+ 124.8%
Average Sales Price*	\$212,667	<b>\$331,833</b>	+ 56.0%	\$250,089	<b>\$293,963</b>	+ 17.5%
Percent of Original List Price Received*	77.5%	<b>95.9%</b>	+ 23.7%	84.6%	<b>97.5%</b>	+ 15.2%
Average Market Time	117	105	- 10.3%	91	85	- 6.6%
Inventory of Homes for Sale at Month End	16	10	- 37.5%	--	--	--

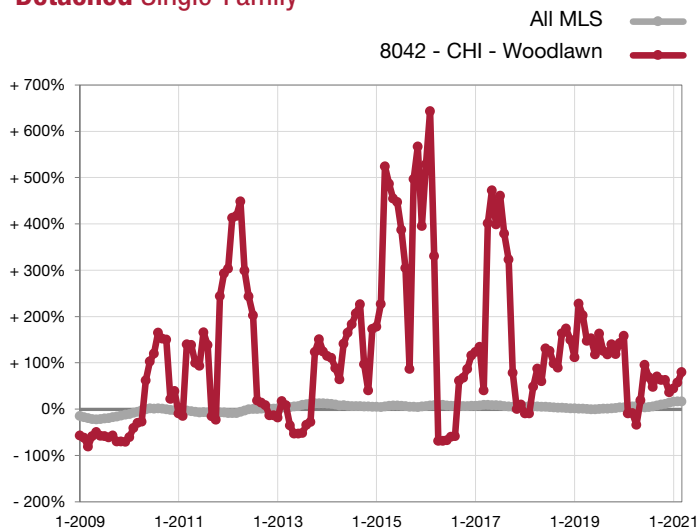
## Attached Single-Family

	March			Trailing 12 Months		
	3-2020	3-2021	+ / -	3-2020	3-2021	+ / -
New Listings	16	18	+ 12.5%	169	160	- 5.3%
Under Contract (includes Contingent and Pending)	3	18	+ 500.0%	88	98	+ 11.4%
Closed Sales	7	7	0.0%	94	84	- 10.6%
Median Sales Price*	\$155,000	<b>\$180,000</b>	+ 16.1%	\$170,000	<b>\$195,000</b>	+ 14.7%
Average Sales Price*	\$165,433	<b>\$172,771</b>	+ 4.4%	\$190,501	<b>\$217,679</b>	+ 14.3%
Percent of Original List Price Received*	97.0%	<b>100.2%</b>	+ 3.3%	94.4%	<b>98.0%</b>	+ 3.8%
Average Market Time	112	143	+ 27.7%	117	103	- 12.0%
Inventory of Homes for Sale at Month End	45	30	- 33.3%	--	--	--

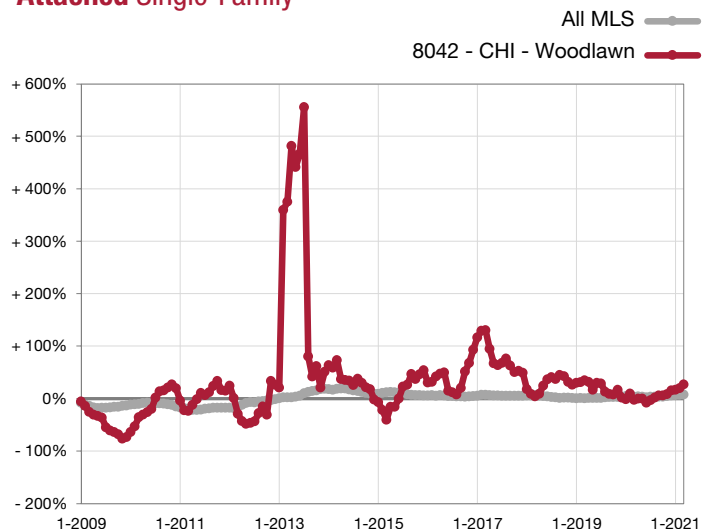
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## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

### Detached Single-Family



### Attached Single-Family



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